Appendix 5: Assessment of Employment Sites

South Cambridgeshire Local Development Framework Employment and Retail Sites Site Assessment Proforma

Location	Milton
Site name / address	Land between the A14 and Milton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Employment development
Site area (hectares)	1.79 ha
Site Number	EM1
Site description & context	Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.
Current or last use of the site	Open grass and scrubs.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	Planning application refused (S/1792/08/F) January 2009 for Erection of 120 Bed Hotel and Restaurant together with Associated Parking and Infrastructure. Reasons for refusal were inappropriate development in the Green Belt, loss of greenfield land marking entrance to Milton Village, insufficient transport information, inadequate noise assessment, material planning considerations do not amount to special circumstances to outweigh harm to the Green Belt. The application was considered at appeal, and dismissed. The inspector noted: 'I have found that there would also be very significant harm to the openness of the Green Belt and considerable harm to its purpose of checking the unrestricted sprawl of large built-up areas.' 'In my view significant weight should be attached to the need for hotel

accommodation. The lack of allocated sites for budget hotels and the sustainability and suitability of the appeal site should attract considerable weight in favour of the development. However, I have found nothing else to add material weight in favour of the development and despite the weight I have attached to these other considerations, it is my view that they would not clearly outweigh the totality of the harm.'

The site has been used for storage and facilities in relation to A14 improvements (S/1097/05/LDC). The granting of permission for this temporary use does not imply that such permission would be allowed for permanent usage of the site. The Certificate of Lawful Existing Use specifically indicated the need to return the land to its original use and clear of structures, materials and plant as soon as practical after the works are completed.

The inspector at the inquiry into the 2004 Local Plan considered this site. He stated in his 2002 report that "although the site is only a narrow corridor of undeveloped land I consider that it performs a Green Belt function by creating at least some separation between the urban area of Cambridge to the south of the A14 and the large village of Milton north of Cambridge Road. The present situation is no different from that which existed when the Green Belt was first defined and in my view there are no exceptional circumstance that justify a change to the boundary." (Paragraph 72.4).

The site was also proposed by a representor for employment uses to the Site Specific Policies DPD. The Inspectors Report notes, 'The site between the A14 and Milton is an example where there is no justification for taking the land out of the Green Belt and including it in the Development Framework and allocating it for employment.' (paragraph 15.5)

Source of site

Issues and Options 2012 Representation: 47072

Tier 1: Strategic Considerations

The site is within the Green Belt.

Green Belt Purpose:

Prevents coalescence between settlements and with Cambridge.

Green Belt

Function with regard to the special character of Cambridge and it's setting:

- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape which retains a strong rural character.

The site is contributing to the separation of the village of Milton from

the City of Cambridge. Although the A14 provides a physical separation the presence of the objector's site as a green space emphasises the visual separation of the settlements. This is noted in the Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality to be safeguarded. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function. It is considered crucial to preventing the coalescence of these two settlements and therefore the site is fulfilling this purpose Is the site subject to any other No. considerations that have the Waste Consultation Area, and Waste Water Treatment Works potential to Consultation Area in Minerals and Waste LDF, but capable of make the site appropriate mitigation. unsuitable for development? Tier 1 Development would have a significant negative impact on the Green conclusion: Belt.

Designations and Constraints	
	No heritage designations in vicinity of site.
Heritage	
considerations?	County Council Historic Environment team indicate previous land use
	is likely to have compromised the survival of archaeological remains.
Environmental	
and wildlife	
designations	No designations.
and	
considerations?	
Physical	Airport Safety Zone – Buildings over 15m in height.
considerations?	
	Noise and air quality issues associated with the A14.
Townscape and	The site has been identified as important in maintaining a green
landscape	wedge between Cambridge and Milton. The site has a distinctive
impact?	green character having mature trees along all of its boundaries and
	forms a vital function.
	It would not be possible to mitigate the significant impacts on
Can any issues	landscape and townscape.
be mitigated?	
	Noise issues likely to be capable of appropriate mitigation for
	employment development.

Infrastructure	
Highways access?	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is adjacent to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this.
Utility services?	 Electricity – development of this site will have no significant impact on existing network. Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a predevelopment assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.
Tier 2 Conclusion:	Significant impacts on landscape and townscape incapable of
Conclusion:	appropriate mitigation.

Tier 3: Site Specific Factors	
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Capacity	
Developable	

area	
	No specific capacity provided.
Site capacity	
(floorspace)	Using assumptions utilised in the ELR, (3282 sq m per hectare
	B1a/B1b), site could accommodate

Potential Suitability	
Conclusion	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact.

	Availability	
Is the land in single ownership?	Yes	
Site ownership status?	Site promoted by a single landowner.	
Legal constraints?	No known constraints.	
Is there market interest in the site?	Unknown.	
When would the site be available for development?	The site appears to be available immediately.	

Achievability	
Phasing and delivery of the development	Development could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be	None known.

overcome?	
Economic viability?	None known.

Due to impact on the Green Belt, and landscape and townscape, the site is not considered to have development potential.

South Cambridgeshire Local Development Framework Employment and Retail Sites

Location	Milton
Site name / address	Land south of park and ride west of A10
Category of site:	In the countryside
Description of promoter's proposal	Employment development
Site area (hectares)	9.5 ha
Site Number	EM2
Site description & context	Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton. The land comprises and open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.
Current or last use of the site	Agricultural land.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	The Site was proposed in representations to the South Cambridgeshire Site Specific Policies DPD for a sports village, but not supported by the Council. The issue was considered by the Inspector at the Examination, who concluded, 'A sport village and community stadium, near Milton, would be inappropriate because the site is a substantial open area outside any settlement and is located in the Green Belt. The need for, and benefits of, development do not amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt. An allocation within the Green Belt would lead to development of a scale inappropriate in the Green Belt.' The site was also examined as a potential site option in the Cambridgeshire Horizons Community Stadium Feasibility Study. S/1251/76 & S/1252/76 (petrol filling station, showroom and

	workshop) – planning permission was refused in November 1976 on
	the grounds that the development would create further visual intrusion
	into the countryside and Green Belt, that is already being affected by
	the northern and Milton by-pass.
Source of site	Issues and Options 2012 Representation: 44017

Tier 1: Strategic Considerations

The site is within the Green Belt.

Green Belt Purposes:

- Maintains and enhances the quality of Cambridge's setting; and
- Prevents coalescence between settlements and with Cambridge.

Function with regard to the special character of Cambridge and it's setting:

- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape which retains a strong rural character.

Green Belt

The Landscape Design Associates Green Belt Study (2002) describes the outer rural areas of the Green Belt as areas of landscape from which distinct views of the city are scarce or absent and outlines that the function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape (page 62). It also concludes that the outer rural areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting and therefore they may also have the potential to accommodate change and development that does not adversely affect the setting and special character of Cambridge (page 66). The study describes land north of Milton as being within the western Fen Edge landscape character area, where views to Cambridge are restricted by the low lying topography and the A14. Therefore the only key views to Cambridge are from the A14 (page 46).

The site falls within an area where development would have a significant adverse impact on the Green Belt purposes and functions. The site is within the open countryside that separates Milton from Histon & Impington. Development in this location would result in considerable encroachment of built development into the open countryside to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.

Is the site subject to any other

Minerals and Waste LDF designations – the site is adjacent to Milton Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management

considerations that have the	operations.
potential to	
make the site	
unsuitable for development?	
Tier 1	The site would have a significant negative impact on the Green Belt.
conclusion:	The site would have a significant negative impact on the Green Belt.

	Designations and Constraints	
Heritage considerations?	Non-statutory archaeological site – Cropmarks in the area indicate the location of an enclosure of probable prehistoric or Roman date. There is extensive evidence for prehistoric and Roman settlement and agriculture in the vicinity, identified by fieldwork undertaken in advance of the park and ride construction and landfill operations. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.	
Environmental and wildlife designations and considerations?	Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA. Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the majority of the site is grade 2 agricultural land.	
Physical considerations?	The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning	

application.

Other environmental conditions (odour) – odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that this can be mitigated to provide an acceptable environment. It is recommended that an odour assessment in accordance with PPG 24 is undertaken.

Potential significant adverse impact from operational noise from the adjacent operational landfill / waste disposal / recycling site. Also traffic noise from A14 and A10. The site is to the east of the A14 and prevailing winds are from the south west, therefore traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.

With the exception of a small part of the eastern corner, this site falls within the Waste Consultation Area for Milton Landfill, Milton (including the Household Recycling Centre). This Consultation Area covers the landfill site and extends for a further 250 metres. Development within this Consultation Area must not prejudice existing waste management operations.

Townscape and landscape impact?

The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred on a triangular green, parish church and Milton Hall with parkland designed by Repton. The Study describes Milton as being strongly contained to the west by the A10 and road corridor, beyond which open fen farmland dominates the landscape setting. This land is very flat with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particular distinctive features. The immediate landscape setting of the village when approached from the north is dominated by an enclosed area of paddocks and allotments. To the east, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village.

Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the open farmland to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.

Can any issues be mitigated?

No - it is not possible to mitigate the impacts on the landscape and townscape. It has not been demonstrated odour issues can be addressed.

Infrastructure	
Highways access?	Potentially suitable access and highway capacity but mitigation required.
	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is close to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this. The Highways Agency will also need to be consulted given potential implications for the Trunk Road.
Utility services?	 Electricity – development of this site will have no significant impact on existing network. Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a predevelopment assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA submitted. 13th Public Drain runs to south of site.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2
Conclusion:

Development of this site would have a significant adverse impact on the landscape and townscape of this area. There is no evidnce that odor issues can be appropriately mitigated.

Tier 3: Site Specific Factors

Capacity		
Developable	Developable	
area		
Site capacity (floorspace)	No specific capacity provided.	

Potential Suitability	
Conclusion	The site is not potentially capable of providing employment development taking account of site factors and constraints.
	development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	The site is owned by the Ely Diocesan Board of Finance.
Legal constraints?	No known constraints.
Is there market interest in the site?	Option to Churchmanor.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	Promoter indicates 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

Could issues identified be overcome?	None known.
Economic	
viability?	

Site with no development potential.

South Cambridgeshire Local Development Framework

Employment and Retail Sites

Location	Bourn
Site name / address	TKA Tallent Site, Bourn Airfield
Category of site:	In the countryside, adjoins proposal for new village, subject to consultation in Local Plan Issues and Options 2012
Description of promoter's proposal	Employment Development
Site area (hectares)	9.4 ha
Site Number	EM3
Site description & context	The site lies to the west of Highfields Caldecote, immediately south of the A428, to the north of Bourn. Site comprises a number of large industrial buildings, with areas of open storage and car parking. There are a number of trees on site, particularly to the north. To the east the village is separated form Highfields Caldecote from a significant tree belt. The representor indicates their longer-term aspirations are to maximise the commercial potential of the whole site, ideally by redeveloping it to provide a range of employment uses that would include industrial, warehousing and distribution and light industrial uses. The representor proposes that the site provides an opportunity to retain improve and expand employment development. It could also provide the employment element for the Bourn Airfield new village option, identified in the Issues and Options Report 2012.
Current or last use of the site	General industry.
Is the site Previously Developed Land?	Yes.
Allocated in the current development plan?	No.
Planning history	Bourn Airfield was constructed for Bomber Command in 1940 as a satellite airfield for nearby Oakington. The airfield remained in RAF hands until being passed on to Maintenance Command in 1947. By 1948 the station was closed. The last sections were sold off for agricultural use in 1961.

	2004, Local Plan – not included as a potential housing site. 2007, Local Development Framework – not included as a potential housing site. Planning applications There have been a number of planning applications for creating a new settlement on this site. The last one was refused in 1994 (S/0144/94/O) which was for 3,000 dwellings. In 1992 a new settlement comprising 3,000 dwellings, industrial development, shopping and leisure facilities, education, social and recreation facilities was proposed (S/1635/92/O and S/1636/92/O). In 1989 a new settlement comprising of 3,000 dwellings was refused to include 50 acre business park, district shopping centre with superstore, community facilities, leisure facilities (including swimming pool and golf course), landscaping, public open space, community nature reserve drain (S/1109/89/O).
Source of site	Specifically to this site various planning permissions for use of buildings for industry, storage, and other office development. Issues and Options 2012 Representation: 42509

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	The site lies to the west of the settlements of Highfields and Caldecote, immediately south of the A428 to the north of the small settlement of Bourn, and to the east of the new settlement of Cambourne. It comprises existing industrial development. It adjoins a site identified as an option for a new village, and would provide an opportunity to provide employment opportunities to a new settlement.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	Two Listed Buildings on the Broadway, but over 1.5km from the site. Non-statutory archaeological site – Excavations to the north and west have identified extensive evidence of late prehistoric and Roman settlement. There is also evidence for Roman burials within the airfield. Further information would be necessary in advance of any
Environmental and wildlife designations and	planning application for this site. Tree Preservation Orders covering areas of tress to east and west of site. Site largely previously developed land.
Physical considerations?	Land contamination – this site is previously military land/airfield and industrial development. This can be dealt with by condition. Impact on air quality would depend on scale and nature of development. As existing site, additional impacts not likely to be significant. Could also contribute to local employment opportunities is wider airfield site was developed as a new village. Noise issues – Existing industrial units on the site have in the past led to enforcement action due to statutory noise and odour nuisances caused to existing residential premises. The appraisal of the Bourn Airfield new settlement proposal identified that it would bring sensitive premises closer to these industrial units if they remained. Development of the site could therefore provide an opportunity to deliver more compatible employment uses if the site is taken forward.
Townscape and landscape impact?	Noise issues from A428 capable of appropriate mitigation. As the site comprises existing large industrial buildings, development could provide opportunities to improve landscape impact of the site. Existing site views of the site from the west are partly screened by trees and hedges, although the large hangar style buildings can be seen above the tree line. The buildings can be seen from the A428 to the north. The site could be subject to a landscaping scheme which could lessen wider impacts. Wider impacts of the site itself would also be lessened if it formed part of a wider development of the bourn airfield site.
Can any issues be mitigated?	Yes.

Infrastructure	
Highways	Potentially suitable access and highway capacity but mitigation
access?	required.

	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. The Highways Agency will also need to be consulted given
	potential implications for the A428. The assessment of the Bourn Airfield option identified the need for uprated utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development.
Utility services?	 Electricity – development of this site will have no significant impact on the existing electricity network. Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. Gas – National Grid do not provide a gas supply for Caldecote. Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA submitted.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	Subject to appropriate mitigation the site is developable.
Conclusion:	

Tier 3: Site Specific Factors

Capacity	
Developable area	
Site capacity (floorspace)	No specific capacity provided.

Potential Suitability	
Conclusion	The site is potentially capable of providing employment development taking account of site factors and constraints.

	Availability	
Is the land in single ownership?	Yes	
Site ownership status?	Site promoted by a single landowner.	
Legal constraints?	No known constraints.	
Is there market interest in the site?	Unknown	
When would the site be available for development?	2011/16	

Achievability	
Phasing and delivery of the development	Promoter indicates 2011/16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None known.
Economic viability?	Not known.

Existing employment site, capable of redevelopment for employment uses, subject to appropriate design and mitigation. Could complement Bourn Airfield new village option, which was subject to consultation in issues and options 2012, which would increase accessibility by sustainable modes of travel.

South Cambridgeshire Local Development Framework

Employment and Retail Sites

Location	Sawston
Site name / address	Land adjoining Sawston Bypass
Category of site:	Land in the Countryside (adjoining an established employment area)
Description of promoter's	Employment development.
proposal	B1/B2 Use Class, to support expansion of adjoining employment site.
Site area (hectares)	37.8 ha
Site Number	EM4
Site description & context	Site lies between the A1301 Sawston Bypass, and the London/Cambridge Railway Line. The northern and southern sections of the site comprise agricultural land. The central section comprises woodland. It is mainly surrounded by agricultural land, although the Spicers site adjoins the southern part of the site to the west, separated by the railway line. A farm adjoins the northern part of the site.
Current or last use of the site	Agricultural land, woodland.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	None.
Source of site	Issues and Options 2012 Representation: 39564

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt
	The land contributes to a number of Green Belt purposes and functions.
	Green Belt Purpose: • Prevents coalescence between settlements and with Cambridge.

Function with regard to the special character of Cambridge and it's setting:

- The distribution, physical separation, setting, scale and character of Green Belt villages; and
- A landscape which retains a strong rural character.

It would merge the Spicers development with the edge of Sawston, impacting on settlement form and having a substantial negative impact on rural character.

Yes.

Approximately one third of the site comprises Dernford Fen SSI. The vegetation ranges from dry grassland and scrub to relic fen. Areas of open pools within the site together with ditches and the chalk stream along the boundary further enhance the diversity of this site. The variety of vegetation types and open water within the site provides valuable habitat for fauna, in particular for amphibians and reptiles. The area is also noted for its breeding warblers.

Is the site subject to any other considerations that have the potential to make the site unsuitable for development? The SSSI is a wetland site as such any adjacent development would have to demonstrate beyond doubt that it would not have any damaging effect upon the special interest of the site. In particular further investigation would be required on the impact to the water supply to the SSSI. The adjacent grassland may be acting as a source of water to the SSSI through the process of catchment, filtration and movement beneath the soil surface. High water quality would also have to be maintained.

Adjacent to the SSSI is the Dernford Farm Grassland County Wildlife Site. When considered in combination with the SSSI these two sites present a relatively large ecological unit that is sensitive to hydrological changes in quantity and quality.

The importance for birdlife means impact of employment development adjoining the site, in terms of light or other forms of pollution would need to be thoroughly assessed.

The NPPF states that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted.

There is insufficient evidence that the site could be developed without harm to the site. It should therefore not be taken forward.

Tier 1 conclusion:

Development would have a significant negative impact on the Green Belt, particularly impacting on rural character, by merging the village of Sawston with the existing Spicers Site. Part of the site is a SSSI, providing a wetland environment supporting birdlife. There is no evidence that the site could be developed without causing harm to this site.

Designations and Constraints		
	Designations and Constraints	
Heritage considerations?	The site is located to the north of the nationally important Iron Age hill fort Borough Hill (Scheduled Monument Number 1009396). There is evidence for a Saxon cemetery to the east. Excavations to the north have identified evidence for Iron Age, Roman and Saxon settlement. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.	
Environmental and wildlife designations and considerations?	Dernford Farm County Wildlife Site lies adjacent to the SSSI.	
Physical considerations?	Public Right of way crosses northern part of site. Minerals and Waste LDF designations – Part of the site is subject to sand and gravel safeguarding. Safeguarding is intended to ensure that mineral resources are adequately taken into account in land use planning decisions. It does not automatically preclude other forms of development taking place, but flags up the presence of economic mineral so that it is considered, and not unknowingly or needlessly sterilised. Noise issues from Railway line – likely to be capable of appropriate mitigation.	
Townscape and landscape impact?	Small part within zone 2 and 3 Groundwater Protection Zone. Much of the site is flat open agricultural land. Site is visible from higher land of Cambridge Road to the east. The southern part has the backdrop of the existing spices site. It would create a substantial area of built development on the western side of Sawston, resulting in a significant impact on townscape.	
Can any issues be mitigated?	No. Landscape and townscape impact cannot be successfully mitigated. Biodiversity issues are addressed above.	

Infrastructure	
Highways	Potentially suitable access and highway capacity but mitigation
access?	required.

	Should this site come forward a full Transport Assessment (TA) and
	Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
Utility services?	 Electricity – development of this site is not supportable from existing network. Significant reinforcement and new network will be required. Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. Gas – Sawston has a gas supply. Mains sewerage – there is capacity at the WWTW to accommodate some development in Sawston. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be
Drainage measures?	funded by the developer. No FRA provided.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	Cignificant impact on landscape and townscape
Conclusion:	Significant impact on landscape and townscape.

Tier 3: Site Specific Factors

Capacity	
Developable	
area	
Site capacity	No specific capacity provided.
(floorspace)	Were the entire site to be developed, using assumptions utilised in

the ELR, (3282 sq m per hectare B1a/B1b), site could accommodate
121,000 sq m of floorspace.

Potential Suitability	
Conclusion	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact, impact on Green Belt, and impact on the Dernford Fen SSSI.

	Availability	
Is the land in single ownership?	Yes.	
Site ownership status?	Site promoted by a single landowner.	
Legal constraints?	No known constraints.	
Is there market interest in the site?	No. But there is interest from a developer.	
When would the site be available for development?	The site appears to be available immediately. Land owner has an expressed intention to develop.	

Achievability	
Phasing and delivery of the development	Development could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None known.
Economic viability?	None known.

Due to impact on the Green Belt and the SSSI, the site is not considered to have development potential.

South Cambridgeshire Local Development Framework Employment and Retail Sites

Location	Melbourn / Shepreth
Site name / address	Land north of Melbourn, south of the A10 (CEMEX site)
Category of site:	A development in the countryside, not adjacent to the existing development framework.
Description of promoter's proposal	Employment Development (site has also been proposed for residential development)
Site area (hectares)	33.5 ha
Site Number	EM5
Site description & context	Arable fields in open area, largely surrounded by other arable fields. Northern parcel is sandwiched between two garden centres. There is a patchy hedge along Cambridge Road boundary. Southern boundary is tall hedge alongside Phillimore garden centre. Northern boundary with Royston Garden Centre is medium hedge. The southern parcel has a mid height hedge along Cambridge Roads boundary to east of site with odd tree. To the SW is Cherry Park Farm with house /garden/ allotment forming boundary. There is no definable edge for defining rest of site.
Current or last use of the site	Agricultural land.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	Proposed by representor for residential development, as part of larger site, through Site Specific Policies DPD. Was not allocated. Not specifically referenced in Inspectors Report.
Source of site	Issues and Options 2012 Representation: 46419

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other	Small part of site within flood zone 3.

considerations that have the potential to make the site unsuitable for development?	
Tier 1	Only a small area is within the floodplain, site is therefore not subject
conclusion:	to strategic constraints.
Does the site warrant further assessment?	Yes.

Designations and Constraints	
Heritage considerations?	A Roman cemetery is recorded to the south, possibly associated with an enclosure. Further evidence of probable Roman activity is known to the east and there is also evidence for Bronze Age barrows in the vicinity. County Council Archaeology Team would recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	Potential noise issues from the A10 would require mitigation.
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a

	well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.
	Any development of this site would greatly alter the character of this open countryside area and would create an isolated development remote from any facilities in neighbouring settlements. Impact on the landscape and townscape would be significant, visible from a wide area, and would be incapable of appropriate mitigation.
Can any issues be mitigated?	No.

Infrastructure	
	Potentially suitable access and highway capacity but mitigation required.
Highways access?	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
Utility services?	 Electricity – no significant impact on existing network. Mains water – the site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. Gas – Melbourn has a gas supply. Mains sewerage – there is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA submitted.
Any other issues?	None.
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	No. Significant Advarga impacts incorpoble of mitigation
Conclusion:	No. Significant Adverse impacts incapable of mitigation

Tier 3: Site Specific Factors

Capacity	
Developable area	Would depend if development was part of wider residential development, but capable of significant scale of employment development.
Site capacity (floorspace)	No specific capacity provided.

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints including
	landscape and townscape impact.

	Availability	
Is the land in single ownership?	Yes.	
Site ownership status?	Landowner.	
Legal constraints?	No known constraints.	
Is there market interest in the site?	Unknown.	
When would the site be available for development?	Unknown.	

Achievability	
Phasing and delivery of the development	Development could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None known.
Economic viability?	None known.

Site with no development potential.

South Cambridgeshire Local Development Framework Employment and Retail Sites

Location	Pampisford
Site name /	
address	Land off London Road
Category of site:	Within village framework.
Description of promoter's proposal	Employment development (support for maintaining employment allocation of the site)
Site area (hectares)	2.5 ha
Site Number	EM6
Site description & context	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
Allocated in the current development plan?	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
pra	Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.
Planning history	To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use.
	a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10)
	b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)
	Phase 2 comprises two units with an identical floor area of 1,872 sqm

	(combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
Source of site	Issues and Options 2012 Representations: 46981 & 46984

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	Flood zone 2 (medium risk).
Tier 1 conclusion:	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, general industry is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

Designations and Constraints	
Heritage considerations?	No. County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
Environmental and wildlife designations and considerations?	No designations. Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
Physical considerations?	Contamination issues capable of being addressed by planning condition. Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
Townscape and landscape impact?	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy.

Can any issues	Voc
be mitigated?	Yes.

	Infrastructure	
Highways access?	Through the recent planning permissions, it was demonstrated that access could be achieved, with appropriate mitigation measures.	
Utility services?	 Electricity – no significant impact on existing network. Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. Gas – Sawston has a gas supply. Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer. 	
Drainage measures?	Recent planning applications included an FRA that was acceptable to the Environment Agency.	
Any other issues?	the Environment Agency.	
Can issues be mitigated?	It would be possible to achieve highways access with appropriate mitigation.	

Tier 2	Recent planning permissions indicate the site is capable of being
Conclusion:	developed for employment uses.

Tier 3: Site Specific Factors

Capacity	
Developable	
area	
Site capacity (floorspace)	Existing planning permission - Phase 2 comprises two units with an identical floor area of 1,872 sqm (combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.

Potential Suitability	
Conclusion	Recent planning permissions indicate the site is capable of being developed for employment uses.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has planning permission for employment development.
When would the site be available for development?	The site has planning permission for employment development.

Achievability	
Phasing and delivery of the development	Development could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None known.
Economic viability?	None known.

Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development.

South Cambridgeshire Local Development Framework Employment and Retail Sites

Site Assessment Floronia	
Location	Pampisford
Site name / address	Land off London Road
Category of site:	Within Development Framework of Infill Village
Description of promoter's proposal	Convenience goods retail.
Site area (hectares)	2.5 ha
Site Number	RE1
Site description & context	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
Allocated in the current development plan?	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
Planning history	Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan. To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use. a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10) b) Outline application for Class B1 business development - Phase 3.
	(planning reference S/1363/10) Phase 2 comprises two units with an identical floor area of 1,872 sqm

	(combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
Source of site	Issues and Options 2012 Representation: 46973

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	Flood zone 2 (medium risk).
Tier 1 conclusion:	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, retail is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

Designations and Constraints	
Heritage considerations?	County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
Environmental and wildlife designations and considerations?	No designations. Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
Physical considerations?	Contamination issues capable of being addressed by planning condition. Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
Townscape and landscape impact?	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate

	mitigation strategy. There is significant planting along the Sawston
	Bypass screening the site from the west. If this frontage were opened
	up it would have a more significant landscape impact.
Can any issues	Issues are likely to be capable of mitigation, but could impact on the
be mitigated?	nature of facilities that could be accommodated.

Infrastructure		
Highways access?	Through the recent planning permissions, it was demonstrated that access could be achieved for employment development, with appropriate mitigation measures. The impacts of retail would need to be considered.	
	Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.	
Utility services?	 Electricity – no significant impact on existing network. Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. Gas – Sawston has a gas supply. Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer. 	
Drainage	Recent planning applications included an FRA that was acceptable to	
measures? Any other issues?	the Environment Agency.	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.	

Tier 2	Subject to appropriate mitigation the site is developable.
Conclusion:	Subject to appropriate mitigation the site is developable.

Tier 3: Site Specific Factors

Capacity	
Developable	
area	
Site capacity	Unknown (Capable of accommodating a large supermarket, site
(floorspace)	similar scale of site to Trumpington Waitrose)

Potential Suitability

This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.

The site is located in Pampisford, over 1.5 kilometres from the centre of Sawston, in currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.

Conclusion

The Cambridge Sub Region Retail Needs Assessment 2008 did indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole subregion. (Sawston Budgens is 690m2 net). If new major growth areas are identified in the local plan, this could also include new retail provision.

In this context, it indicated, 'In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.'

Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.

Availability

Is the land in single ownership?	Yes.
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Unknown for retail.
When would the site be available for development?	Promoted by representations to the Local Plan.

Achievability	
Phasing and delivery of the development	Unknown.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None known.
Economic viability?	None known.

Site Assessment Conclusion

Whilst the site is developable land, it is not suitable for allocation for retail purposes.

South Cambridgeshire Local Development Framework Employment and Retail Sites Site Assessment Proforma

Location	Pampisford
Site name / address	Sawston Park
Category of site:	Within Development Framework of Infill Village
Description of promoter's proposal	Convenience goods retail.
Site area (hectares)	1.46 ha
Site Number	RE2
Site description & context	Comprises a range of large employment buildings, with areas of car parking particularly on the London Road frontage. To the north and south there is other employment development. Sawston Bypass lies to the west, there is agricultural land to the east.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Yes.
Allocated in the current development plan?	No.
Planning history	Primarily industrial and warehouse buildings, and some ancillary retail uses e.g. pet food supplies.
Source of site	Issues and Options 2012 Representation: 50379

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	Mainly Flood zone 2 (medium risk).
Tier 1	The site is largely previously developed, retail is in the 'less
conclusion:	vulnerable' category of development and appropriate in zone 2.

Despite not being in zone 1 it is considered suitable for further assessment.

Tier 2: Significant Local Considerations

Designations and Constraints	
	No.
Heritage considerations?	County Council Historic Environment Team indicate it is unlikely that
considerations:	significant archaeological remains will survive in the area.
Environmental	
and wildlife designations	No designations.
and	The designations.
considerations?	
	Contamination issues capable of being addressed by planning condition.
Physical considerations?	Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
Townscape and	Existing developed site incorporating a range of industrial style
landscape	buildings. Would be capable of development without additional
impact?	improvements, or potential improvement.
Can any issues	Issues are likely to be capable of mitigation, but could impact on the
be mitigated?	nature of facilities that could be accommodated.

	Infrastructure
	Potentially suitable access and highway capacity but mitigation required. Although an existing developed site, the impacts of retail would need to be reconsidered.
Highways	
access?	Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
Utility services?	 Electricity – no significant impact on existing network. Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare

	 capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. Gas – Sawston has a gas supply. Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.
Drainage	Recent planning applications on an adjoining site included an FRA
measures?	that was acceptable to the Environment Agency.
Any other	
issues?	
Can issues be	It is likely that issues would be capable of mitigation, although further
mitigated?	evidence would be required.

Tier 2	
Conclusion:	5

Subject to appropriate mitigation the site is developable.

Tier 3: Site Specific Factors

Capacity							
Developable	Developable						
area							
Site capacity	Linknown (Cools of site could accommodating a large supermarket)						
(floorspace)	Unknown (Scale of site could accommodating a large supermarket)						

	Potential Suitability						
Conclusion	This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston. The site is located in Pampisford, around 1.5 kilometres from the centre of Sawston, currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.						
	The Cambridge SubRegion Retail Needs Assessment 2008 did indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this						

would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole subregion. (Sawston Budgens is 690m2 net). If new major growth areas are identified in the local plan, this could also include new retail provision.

In this context, it indicated, 'In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.'

Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.

	Availability						
Is the land in single ownership?	Yes.						
Site ownership status?	Site promoted by a single landowner.						
Legal constraints?	No known constraints.						
Is there market interest in the site?	Unknown for retail.						
When would the site be available for development?	Promoted by representations to the Local Plan.						

	Achievability				
Phasing and delivery of the development	Unknown.				
Are there any market factors that would significantly affect deliverability?	None known.				
Are there any cost factors	None known.				

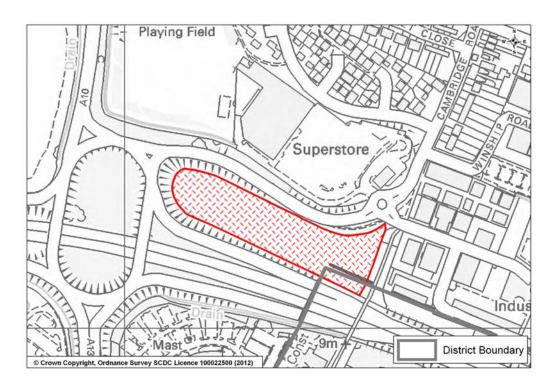
that would significantly affect deliverability?	
Could issues identified be overcome?	None known.
Economic viability?	None known.

Site Assessment Conclusion

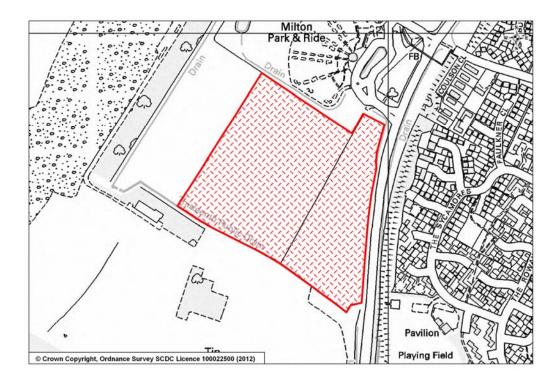
Whilst the site is developable land, it is not suitable for allocation for retail purposes.

Maps of Rejected Employment and Retail Sites

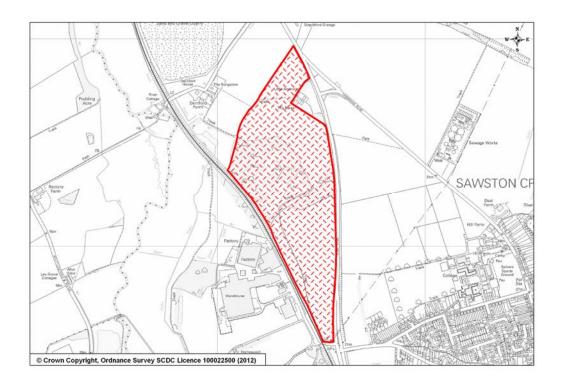
EM1: Land between the A14 and Milton



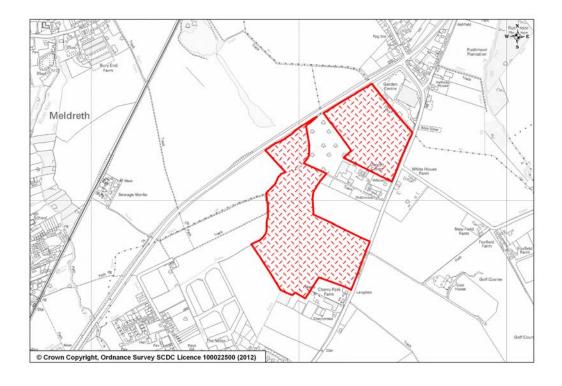
EM2: Land south of park and ride west of A10, Milton



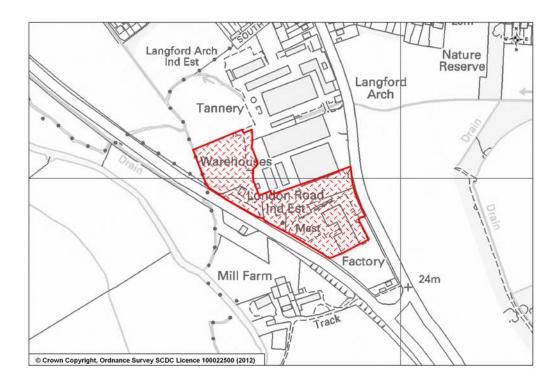
EM4: Land adjoining Sawston Bypass, Sawston



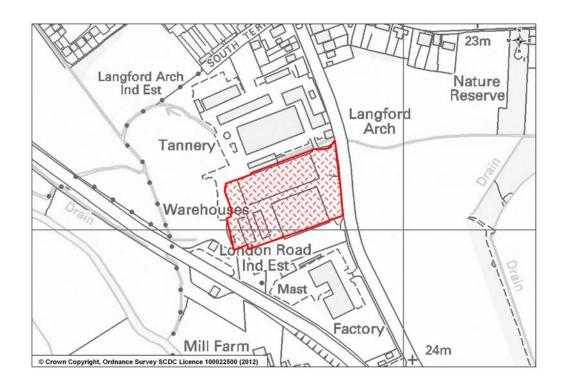
EM5: Land north of Melbourn, south of the A10 (CEMEX site)



RE1: Land off London Road, Pampisford



RE2: Sawston Park, Pampisford



Appendix 6: Detailed Sustainability Appraisal of Employment Sites

Site No: EM1

Address: Land between the A14 and Milton

Location: Milton

Category of site: Employment Site

Site area: 1.8 ha

THEME				
Ē	Sustainability Objective	Decision Making Criteria	Score	Notes
	Minimise the irreversible loss	Will it use land that has been previously developed?	0	100% greenfield site.
	land, economic mineral reserves, and	Will it use land efficiently?	N/A	
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	0	Grade 3 agricultural land.
& Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?		
urces		Will it minimise the degradation/loss of soils due to new development'?	0	Waste Consultation Area, and Waste Water Treatment Works Consultation Area in Minerals and Waste LDF, but capable of appropriate mitigation.
	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?	N/A	
Air	Improve air quality and minimise or	Will it maintain or improve air quality?	-	Site Adjoins A14, but not in AQMA. Impacts on employment development likely to be capable of appropriate mitigation. Minor negative impact on air quality due to traffic generated on A14.
Quality and		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 A14, but should be possible to mitigate.
Environmental Pollution		Will it minimise, and where possible address, land contamination?	+	Potential form former uses, but capable of appropriate mitigation.
Pollution		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
Biodiversity		Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	

		L		
		Will it reduce habitat		
	enhance the	fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
	species	to achieve		
		Biodiversity Action		Existing site largely laid to grass with some trees and hedges. Potential
		Plan Targets)?		for enhancement.
	Improve	Will it improve		
		access to wildlife and		
		green spaces,		
		through delivery and		
		access to green		
		infrastructure?		
	green spaces		0	No specific measures proposed.
		Will it maintain and		Significant impact on the landscape, and on Green Belt purposes. The
		enhance the diversity		
		and distinctiveness		site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green
		of landscape		
		character?		character having mature trees along all of its boundaries and forms a
		Will it maintain and		vital function.
				learnest of magning village with Complyidge. This is noted in the
_ar		enhance the diversity		Impact of merging village with Cambridge. This is noted in the Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality
sbr		and distinctiveness		to be safeguarded.
са		of townscape		to be safeguarded.
Landscape,		character?		
		Will it protect or		
		enhance sites,		
su,		features or areas of		
са		historical,		
		archaeological, or		
		cultural interest		
d (settings.	(including		
lu		conservation areas,		
tur		listed buildings,		
<u>a</u>		registered parks and		
He		gardens and scheduled		
rita		monuments)?	0	No haritage designations poor to the site
Cultural Heritage	Orașta placas	,		No heritage designations near to the site.
1		Will it lead to		
		developments built to		
		a high standard of		
		design and good		
		place making that reflects local		
	good		N/A	
	Minimia	character?	IN/A	
		Will it support the		
	impacts on	use of renewable	^	
		energy resources?	0	
		Will it promote	NI/A	
		energy efficiency?	N/A	
	,	Will it minimise		
l∺n		contributions to		
nat		climate change		
e (through sustainable		
<u>ښ</u>		construction	N1/A	
Climate Change	Б -	practices?	N/A	
	Reduce	Will it minimise risk		
		to people and		
		property from		
		flooding, and		
		incorporate		
		sustainable drainage	^	Cita within zona 1 (low righ)
		measures?	0	Site within zone 1 (low risk).

i	1			
		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
1-		and reduce health		
l é		inequalities?	N/A	
Health	Reduce and	Will it reduce actual	14,71	
_		levels of crime, and		
	prevent crime	will it reduce fear of		
			NI/A	
<u> </u>		crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open	space?		
	space.		0	No additional open space proposed.
-	Ensure all	Will it support the		
Inclusive	groups have	provision of a range		
Sn	access to	of housing types and		
Ĭ.	decent,	sizes, including		
		affordable and key		
Ì	affordable			
13		worker housing, to		
Ę	housing	meet the identified		
∰:		needs of all sectors	N1/A	
Communities -		of the community?	N/A	
Ι÷		Will it provide for		
اة		housing for the		
Housing		ageing population?	N/A	
Θſ		Will it provide for the	-	
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling	^	
-	1 0	Showpeople?	0	
	Improve the	Will it improve		
₽.	quality, range	accessibility to key		
B =	and accessibility	local services and		
inegualities	of services and facilities (e.g. health,	facilities, including		
E S	facilities (e.g.	health, education		
	health,	and leisure (shops,		
200	transport.	post offices, pubs,		
<u> </u>	education,	sports facilities etc?)	+	Site lies between Cambridge (+++) and Milton (0/+)
2	training, leisure	Sub-Indicator:		
F .	education, training, leisure opportunities)	Distance to centre	+++	Milton village 400m, Chesterton 2000m
E S	,	Will it improve quality		-
Ę,		and range of key		
8 3		local services and		
ΒÈ	2	facilities including		
BS				
and involving the community	3	health, education		
<u>p</u> . «	2	and leisure (shops,		
٢		post offices, pubs		
		etc?)	0	Proposed for employment development.
			-	

i	I	Will improve relations		
		Will improve relations between people from		
		different		
		backgrounds or social groups?	N/A	
	Redress	Will it redress	IN/ <i>F</i> N	
	inequalities	inequalities?	N/A	
	related to age, disability,	Will it increase the ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith, location and	reach' groups?		
	income		N/A	
	Encourage and enable the	Will it encourage engagement with		
	active	community activities?		
	involvement of			
	local people in community			
	activities		0	Proposed for employment development.
	Improve the	Will it support business		
	efficiency, competitiveness	development and		
Cor	, vitality and	enhance		
	adaptability of the local	competitiveness, enabling provision of		
nic A	economy.	high-quality		
Cti		employment land in		
Ť		appropriate locations to meet the needs of		
		businesses, and the		Could deliver 1.7 hectares of employment land on the edge of
		workforce? Will it promote the	+	Cambridge.
		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?	+	Site is located near to the Cambridge Science Park on the edge of Cambridge, but limited scale would mean impact is not significant.
		Will it protect the		g.,
		shopping hierarchy, supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local centres?	0	
	Help people	Will it encourage the		
	gain access to satisfying work	rural economy and diversification, and		
	appropriate to	support sustainable		
	their skills,	tourism?	0	
	potential and place of	Will it contribute to providing a range of		
	residence	employment		
		opportunities, in		
	Support	accessible locations? Will it improve the	+++	
	appropriate	level of investment in		
	investment in people, places,	key community services and		
	communications			
	and other	including		Nearta Carebridge CTM
I	infrastructure	broadband?	+++	Near to Cambridge STW.

i	1			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
		modes such as		
		walking, cycling and		
		public transport?	+++	
		Sub-indicator:		
		Distance to bus stop		
		/ rail station	+++	Around 200 metres from bus stop near Winship Road.
		Sub-indicator:		·
		Frequency of Public		Bus no. 9 provides an approximately 30 minute frequency service
		Transport	0	during the day, whether less frequency at some times.
\dashv		Sub-indicator:		, ,
Transport		Typical Public		
gsr		Transport Journey		
Š		Time to Cambridge		
-		City Centre or Market		
		Town	+++	Timetabled 15mins to Cambridge.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	+++	4 km as the crow flies to Cambridge.
	Secure	Will it provide safe		, and the second
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the		Total of a france of a document and fravor frank
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
Ь	l	motorisca modes:		

Address: Land south of park and ride west of A10

Location: Milton

Category of site: Employment Site Site area: 9.5 ha

코				
THEME	Objective	Decision Making Criteria	Score	Notes
	irreversible loss	Will it use land that has been previously developed?	0	100% greenfield site.
	land, economic mineral reserves, and	Will it use land efficiently?	N/A	
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	-	Mainly Grade 2 agricultural land.
& Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development'?	0	With the exception of a small part of the eastern corner, this site falls within the Waste Consultation Area for Milton Landfill, Milton (including the Household Recycling Centre). This Consultation Area covers the landfill site and extends for a further 250 metres. Development within this Consultation Area must not prejudice existing waste management operations. Assumed capable of mitigation.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Within 500m of Milton A14 junction, but not in AQMA. Impacts on employment development likely to be capable of appropriate mitigation. Minor negative impact on air quality due to traffic generated on A14.
Quality and		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		Some potential for traffic noise from A14, and odour issues from nearby waste uses.
Environmental		Will it minimise, and where possible address, land contamination?	0/+	Due to nearby landfill, contamination will require investigation.
Pollution		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source 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 geodiveristy?	0	No designated sites in the vicinity.

_		h		
	Maintain and	Will it reduce habitat		
		fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
	species	to achieve `		
	•	Biodiversity Action		Site currently open fields. Potential for enhancement, such as increased
		Plan Targets)?		tree planting and areas to promote biodiversity.
	Improve	Will it improve		and planning and alload to promote bloarrollary.
	opportunities for	access to wildlife and		
		green spaces,		
	access and	through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces	iiiiasiiuciuie !	0	No appoific massures proposed
		M/III it as sintsin so al	0	No specific measures proposed.
	Maintain and	Will it maintain and		
	enhance the	enhance the diversity		
	diversity and	and distinctiveness		
		of landscape		
	of landscape	character?		Significant impact on the landscape, and on Green Belt purposes.
	and townscape	Will it maintain and		
<u></u>	character	enhance the diversity		
Ι'n		and distinctiveness		
Sc		of townscape		
Landscape,		character?		Impact on character and scale of village.
,ō	Avoid damage	Will it protect or		
٦	to areas and	enhance sites,		
Š		features or areas of		
		historical,		
ä	interest, and	archaeological, or		
ĕ	protect their	cultural interest		
	settings.	(including		
9	settings.	conservation areas,		
lΞ				
Ī		listed buildings,		No haritage designations near to the site
<u>ai</u>		registered parks and		No heritage designations near to the site.
표		gardens and		Anches also de la completa considerante de la constante de la
Cultural Heritag		scheduled		Archaeological remains would require investigation and evaluation prior
age	0 1	monuments)?	0	to determining any planning application on the site.
	Create places,	Will it lead to		
	spaces and	developments built to		
	buildings that	a high standard of		
	work well, wear	design and good		
		place making that		
	good	reflects local		
		character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable		
		energy resources?	0	
	(including	Will it promote		
	greenhouse gas	energy efficiency?	N/A	
	emissions)	Will it minimise		
₽		contributions to		
me me		climate change		
ite		through sustainable		
Q		construction		
Climate Change		practices?	N/A	
)ge	Reduce	Will it minimise risk		
	vulnerability to	to people and		
		property from		
		flooding, and		
	onange enects	incorporate		
		sustainable drainage		
		measures?	0	Site within zone 1 (low risk).
		5454156.		and the state of t

	1			
		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
1_	licaitii	and reduce health		
౼			N/A	
Health		inequalities?	IN/A	
٦	Reduce and	Will it reduce actual		
	prevent crime	levels of crime, and		
		will it reduce fear of		
	of crime	crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open			
		space:	0	No additional apparament
	space.	1400	<u> </u>	No additional open space proposed.
١	Ensure all	Will it support the		
18	groups have	provision of a range		
Inclusive	access to	of housing types and		
	decent,	sizes, including		
၂၀		affordable and key		
l₫	affordable	worker housing, to		
뒫	housing	meet the identified		
₫		needs of all sectors		
Communities -		of the community?	N/A	
1		Will it provide for		
그		housing for the		
Ιŭ		ageing population?		
Housing		0 0	N/A	
g		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople?	0	
	Improve the	Will it improve		
L	quality, range	accessibility to key		
Ď.	quality, rarige	local services and		
Ĕ	of conficer and	focilities in alterdina		
inegualities	eor services and	facilities, including		
Ħ;	racilities (e.g.	health, education		
	of services and facilities (e.g. health,	and leisure (shops,		Site adjoins Milton, currently a Group Village (subject to consultation as
Jac 6	⊾ltransnort	post offices, pubs,		to whether it should be a higher category of better served group / Minor
<u> </u>	education,	sports facilities etc?)	-/ 0	Rural Centre)
K	training, leisure	Sub-Indicator:		
and involving the community	education, training, leisure opportunities)	Distance to centre	-	850m to centre of Milton
B. 5	DA .	Will it improve quality		
Ė.	<u>'</u>	and range of key		
F 2	Q D	local services and		
Βġ		facilities including		
B S	ס			
Ę	- R POTP	health, education		
<u>p</u> . «	2	and leisure (shops,		
٢		post offices, pubs		
		etc?)	0	Proposed for employment development.
			-	

		Will improve relations		
		between people from		
		different		
		backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
	inequalities	inequalities?	N/A	
	related to age,	Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
		including 'hard to		
	race, faith,	reach' groups?		
	location and			
	income		N/A	
		Will it encourage		
	enable the	engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community activities		0	Proposed for employment development.
-		Will it support	U	п торозваног втироуттети авчеторитети.
		business		
_		development and		
EC	, vitality and	enhance		
οŭ		competitiveness,		
Ĭ	the local	enabling provision of		
conomic Activity	economy.	high-quality		
ξ		employment land in		
Ĭ.		appropriate locations		
~		to meet the needs of		Could deliver 9.5 hectares of employment land. Separated from
		businesses, and the		Cambridge reducing walking and cycling access, but accessible to park
		workforce?	+/?	and ride.
		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?	+	Separated from Cambridge, but of a significant scale.
		Will it protect the	· · · · · · · · · · · · · · · · · · ·	
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		
		centres?	0	
	Help people	Will it encourage the		
		rural economy and		
		diversification, and		
		support sustainable		
	their skills,	tourism?	0	
	potential and	Will it contribute to		
	place of	providing a range of		
	residence	employment		Could deliver 9.5 hectares of employment land. Separated from
		opportunities, in		Cambridge reducing walking and cycling access, but accessible to park
ŀ	Support	accessible locations?	+/?	and ride.
	Support	Will it improve the level of investment in		
		key community		
		services and		
	communications			
		including		Minor Utilities Infrastructure improvements required, but constraints can
		broadband?		be addressed.
		-		

	1			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
		modes such as		
		walking, cycling and		
		public transport?	+++	Based on Park and Ride Service
		Sub-indicator:		
		Distance to bus stop		
		/ rail station	+++	Around 200 metres from park & ride
		Sub-indicator:		, would got money name and
		Frequency of Public		
		Transport	+++	Park and Ride has 10 min frequency during the day.
1_		Sub-indicator:		
Transport		Typical Public		
Sc		Transport Journey		
١ĕ		Time to Cambridge		
~		City Centre or Market		
		Town	+	Timetabled 20 mins to Cambridge.
		Sub-indicator:	-	
		Distance for cycling		
		to City Centre or		4.5 km as the crow flies to Cambridge. Note due to A10 A14, some
		Market Town	+++	routes may be circuitous.
	Secure	Will it provide safe		routes may be ensured.
	appropriate	access to the		
	investment and	highway network,		It is likely that access and consoity could be achieved but middless
	development in	where there is		It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the
	transport	available capacity?		
	infrastructure,	<u> </u>	U	form of a Transport assessment and Travel Plan.
	and ensure the	Will it make the		
	safety of the	transport network safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
	1	motorisea modes?	U	

Address: TKA Tallent Site, Bourn Airfield

Location: Bourn

Category of site: Employment Site Site area: 9.4 ha

로				
THEME	Sustainability Objective	Decision Making Criteria	Score	Notes
	Minimise the irreversible loss	Will it use land that has been previously developed?	+++	Site is largely previously developed.
	minoral	Will it use land efficiently?	N/A	one is largely previously developed.
Land	productive	Will it protect and enhance the best and most versatile agricultural land?		Not agricultural land.
d & Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?	0	ivot agriculturar iariu.
ces		degradation/loss of soils due to new development'?	0	
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and	N/A	
	minimise or	recycling? Will it maintain or improve air quality?	0	
Air Quality and Environmen		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	3	Existing industrial units on the site have in the past led to enforcement action due to statutory noise and odour nuisances caused to existing residential premises. The appraisal of the Bourn Airfield new settlement proposal identified that it would bring sensitive premises closer to these industrial units if they remained. Development of the site could therefore provide an opportunity to deliver more compatible employment uses if the site is taken forward, and development was appropriately designed
		Will it minimise, and where possible address, land contamination?	+++	and implemented. Contamination issues capable of being addressed by planning condition.
tal Pollution		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
Biodiversity	to designated sites and protected	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	

		Will it reduce habitat fragmentation,		
	range and	enhance native		
		species, and help deliver habitat		
	habitats and	restoration (helping		Assumptions for a neutral impact are that existing features that warrant
		to achieve		retention can be retained or appropriate mitigation will be achieved
		Biodiversity Action Plan Targets)?	0	through the development process.
	Improve	Will it improve		
		access to wildlife and		
		green spaces, through delivery and		
	appreciate	access to green		
	wildlife and green spaces	infrastructure?	0	No specific measures proposed.
		Will it maintain and		As the site comprises existing large industrial buildings, development
		enhance the diversity and distinctiveness		could provide opportunities to improve landscape impact of the site.
	· , - · · ·	of landscape		Existing site views of the site from the west are partly screened by trees and hedges, although the large hangar style buildings can be seen
	of landscape	character?		above the tree line. The buildings can be seen from the A428 to the
	and townscape character			north. The site could be subject to a landscaping scheme which could lessen wider impacts. Wider impacts of the site itself would also be
				lessened if it formed part of a wider development of the bourn airfield
Lan		Will it maintain and	0/+	site.
Landscape,		enhance the diversity		
ape		and distinctiveness of townscape		
		character?	0/+	As above.
Townscape		Will it protect or		
cap		enhance sites, features or areas of		
e and	for their historic	historical,		
		archaeological, or cultural interest		
)ultu	settings.	(including		
Cultural Heritage		conservation areas, listed buildings,		
Heri		registered parks and		
tage		gardens and scheduled		
U		monuments)?	0	No heritage designations near to the site.
	Create places,	Will it lead to		
	spaces and buildings that	developments built to a high standard of		
	work well, wear	design and good		
	well and look good	place making that reflects local		
	good	character?	N/A	
	Minimise	Will it support the		
	impacts on climate change	use of renewable energy resources?	0	
	(including	Will it promote		
	greenhouse gas emissions)	energy efficiency? Will it minimise	N/A	
⊆		contributions to		
Climate		climate change		
10 e		through sustainable construction		
Change		practices?	N/A	
je	Reduce vulnerability to	Will it minimise risk to people and		
	future climate	property from		
		flooding, and incorporate		
		sustainable drainage		
		measures?	0	Site is located in Flood Zone 1.

i	1			
		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
I -	i ioditi i	and reduce health		
lέ		inequalities?	N/A	
Health	Doduce and		IN/A	
٦	Reduce and	Will it reduce actual		
	prevent crime	levels of crime, and		
		will it reduce fear of		
<u> </u>		crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open			
	space.		0	No additional open space proposed.
1_	Ensure all	Will it support the		110 additional open opaco propocod.
Inclusive	groups have	provision of a range		
Ϊ́				
₹.	access to	of housing types and		
	decent,	sizes, including		
ΙÖ		affordable and key		
13	affordable	worker housing, to		
12	housing	meet the identified		
≘:		needs of all sectors		
Communities -		of the community?	N/A	
1 ÷		Will it provide for		
占		housing for the		
S		ageing population?	N/A	
Housing			IN/A	
_		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople?	0	
	Improve the	Will it improve		
Ļ.	quality, range	accessibility to key		
된 =	and accessibility	local services and		
Inclusive seitileupeni		facilities, including		
alite Su	facilities (e.g.	health, education		
iьs	health	and leisure (shops,		
	transport,	post offices, pubs,		Nearest village is Highfields Caldecote , a Group Village. (If part of a
P Ó	laducation			Bourn Airfield new village option, could score higher).
<u> </u>	training laisure	sports facilities etc?)	-	Dourn Arriera new village option, could score higher).
ΔŽ	nanny, leisure	Sub-Indicator:		Americand 000ms AOF to Himbert 1 O 11 to B 1
Fig.	education, training, leisure opportunities)	Distance to centre	-	Around 800m ACF to Highfileds Caldecote Primary School
Ęκ		Will it improve quality		
₽',		and range of key		
<u>ار</u> و		local services and		
E G		facilities including		
and involving the community		health, education		
шg		and leisure (shops,		
it _		post offices, pubs		
		etc?)	0	Proposed for employment development.
i			U	i roposed for employment development.

		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities	Will it redress inequalities?	N/A	
	related to age, disability, gender assignment race, faith, location and	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	IVA	
	income		N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
	Improve the	Will it support	<u> </u>	i roposed for employment development.
Economic Activity	efficiency,	business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+	Could deliver / retain 9.4 hectares of employment land. Would be very accessible to new village option, less so if a standalone development.
		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?	+/?	A development of this scale could support development of clusters, although evidence base suggested need for land was more limited, and primary need was related to Cambridge.
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	
	appropriate to their skills,	Will it encourage the rural economy and diversification, and support sustainable tourism?	0	
	potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	Could deliver / retain 9.4 hectares of employment land. Would be very accessible to new village option, less so if a standalone 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?	-	The assessment of the Bourn Airfield option identified the need for uprated utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development.

		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
	0.10.000.	modes such as		
		walking, cycling and		
		public transport?	+	Total score of 15 from criteria below.
		Sub-indicator:	<u> </u>	Total door of To Hom official poloni
		Distance to bus stop		
		/ rail station	+	Around 500 metres from bus stop (St.Neots Road) (4)
		Sub-indicator:		Allound 300 metres from 503 stop (Oth Veola Noda) (4)
		Frequency of Public		
		Transport	+	Citi for provides a 20 minute frequency during the day. (4)
١.		Sub-indicator:	т	Oil for provides a 20 minute frequency during the day. (+)
Transport		Typical Public		
sn		Transport Journey		
р		Time to Cambridge		
7		City Centre or Market		Timetabled 20mins to Cambridge during the day, 40 mins during
		Town	+	morning peak.(4)
		Sub-indicator:	т	moning peak.(+)
		Distance for cycling		
		to City Centre or	0	40.4 luna and the amount time to Oranghaidene (O)
	0	Market Town	0	10.1 km as the crow flies to Cambridge. (3)
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
		where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the		
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	

Address: Land adjoining Sawston Bypass

Location: Sawston

Category of site: Employment Site Site area: 3.7 ha

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THEME		Decision Making Criteria	Score	Notes
	Minimise the irreversible loss of undeveloped	Will it use land that has been previously developed?		100% greenfield site.
	mineral	Will it use land efficiently?	N/A	
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	-	A significant part of the site is grade 2 agricultural land.
& Soil		Will it avoid the sterilisation of economic mineral reserves?		
Resources		Will it minimise the degradation/loss of soils due to new development'?		A small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
	•	Will it maintain or improve air quality?	_	Minor negative impact on air quality due to scale of development generating local traffic movements.
r Quality	minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Noise issues form railway capable of appropriate mitigation.
and Environ		Will it minimise, and where possible address, land contamination?	0	
Environmental Pollution		Will it protect and where possible enhance the quality		Small part within zone 2 and zone 3 Groundwater Source Protection Zone
ollution		of the water environment?		The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?		Part of the site is a SSSI, providing a wetland environment supporting birdlife. There is no evidence that the site could be developed without causing harm to this site.

		hagus I I I sa a l		
		Will it reduce habitat		
		fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
	species	to achieve		
		Biodiversity Action		
		Plan Targets)?		Potential harm to biodiversity as a result of impact on designated sites.
	Improve	Will it improve		-
		access to wildlife and		
	people to	green spaces,		
	access and	through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
	Maintain and	Will it maintain and		, to opening integration proposed.
	enhance the	enhance the diversity		Much of the site is flat open agricultural land. Site is visible from higher
	diversity and	and distinctiveness		land of Cambridge Road to the east. As a result development would
		of landscape		
	of landscape	character?		have a much greater impact than the existing Spicer's site, It would not
				be capable of appropriate mitigation.
	character	Will it maintain and		
<u>a</u>	Cilaractei	enhance the diversity		
Ιğ		and distinctiveness		
300		of townscape		It would create a substantial area of built development on the western
Landscape,		character?		side of Sawston, resulting in a significant impact on townscape
	Avoid damage	Will it protect or		
Š.	to areas and	enhance sites,		
		features or areas of		
Ca		historical,		
pe		archaeological, or		
<u>മ</u>	protect their	cultural interest		
ď	settings.	(including		
5		conservation areas,		The site is located to the north of the nationally important Iron Age
₫		listed buildings,		hillfort Borough Hill (Scheduled Monument Number 1009396). There is
<u>a</u>		registered parks and		evidence for a Saxon cemetery to the east. Excavations to the north
표		gardens and		have identified evidence for Iron Age, Roman and Saxon settlement.
Ť		scheduled		County Council Historic Environment Team would recommend
Cultural Heritage		monuments)?	0	evaluation prior to the determination of any planning application.
Œ	Create places,	Will it lead to		
	spaces and	developments built to		
	buildings that	a high standard of		
		design and good		
	well and look	place making that		
	good	reflects local	N1/A	
		character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable	^	
		energy resources?	0	
	(including	Will it promote		
	greennouse gas	energy efficiency?	N/A	
	emissions)	Will it minimise		
∃∺		contributions to		
nai		climate change		
e (through sustainable		
ΙŽ		construction		
Climate Change		practices?	N/A	
	Reduce	Will it minimise risk		
	vulnerability to	to people and		
		property from		
	change effects	flooding, and		
		incorporate		
1		sustainable drainage	^	Oite within many 4 (law sint)
	•	measures?	0	Site within zone 1 (low risk).

Milit minimise the likely impacts of climate change on the development through appropriate design? Will suswater in a second and an accurage high evels of water efficiency? Will tromote good health in development and enhance human habit, encourage health in literature and reduce hearth in requalities? N/A Milit promote good health in literature and reduce hearth in requalities? N/A Milit promote good health in requalities? N/A Milit subject the requalities? N/A Milit promote good health in requalities? N/A Milit promote good health in requalities? N/A Milit promote flow publicable and continue and reduce fear with it reduce fear of original promote and reduce fear with it reduce fear of original promote and reduce fear with it reduce fear of original promote and reduce fear with it reduce fear of original promote and publicable and promote and reduce fear with it reduce fear of original promote and publicable and promote and reduce fear with it reduce fear of original promote and publicable and public					
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Commonwealth Comm			likely impacts of		
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housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? Improve the quality, range accessibility local services and facilities (e.g. health, education and leisure (shops, post offices, pubs, sports facilities) Improve the quality, range accessibility local services and facilities (e.g. health, education and leisure (shops, post offices, pubs, sports facilities etc?) The nearest village is Sawston, a Rural Centre.	g		Will it provide for the	·	
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and accessibility of services and facilities (e.g. health, education and leisure (shops, post offices, pubs, sports facilities etc?) + The nearest village is Sawston, a Rural Centre. Sub-Indicator: Distance to centre Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs, sports facilities etc?) + The centre of Sawston is 1400m form the centre of the site.					
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transport, seducation, sub-Indicator: Distance to centre Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs) The nearest village is Sawston, a Rural Centre. The nearest village is Sawston, a Rural Centre. The centre of Sawston is 1400m form the centre of the site.	B :	and accessibility			
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post offices, pubs, sports facilities etc?) + The nearest village is Sawston, a Rural Centre. Sub-Indicator: Distance to centre Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs) The nearest village is Sawston, a Rural Centre. The centre of Sawston is 1400m form the centre of the site.		health,			
	200	transport.			
	2	education,	sports facilities etc?)	+	The nearest village is Sawston, a Rural Centre.
	2	training, leisure	Sub-Indicator:	-	
	₽.	opportunities)			The centre of Sawston is 1400m form the centre of the site.
	E S	, , , , , , , , , , , , , , , , , , ,			
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	¥ 5				
	ΒÈ	3			
	B S				
	Ę	3			
	<u>p</u> . «	2			
Proposed for employment development.	٢				
			etc?)	0	Proposed for employment development.

	i			
		Will improve relations		
		between people from		
		different		
		backgrounds or social groups?	N/A	
	Redress	Will it redress	IN/A	
		inequalities?	N/A	
	related to age,	Will it increase the	111/75	
	11 1 1114	ability of people to		
	gender	influence decisions,		
		including 'hard to		
	race, faith, location and	reach' groups?		
	income		N/A	
		Will it encourage	14// \	
		engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community activities		0	Proposed for employment development.
		Will it support	U	r roposed for employment development.
		business		
[competitiveness	development and		
Economic Activity	, vitality and	enhance		
loc		competitiveness,		
nic	the local economy.	enabling provision of high-quality		
Ac	economy.	employment land in		
l₹i		appropriate locations		Could deliver 3.7 hectares of employment land, but relatively isolated
ς.		to meet the needs of		location, with limited public transport, walking and cycling access.
		businesses, and the		Evidence also suggests primary employment land need is related to
		workforce?	?	Cambridge.
		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		A development of this scale could support development of clusters,
		expansion of		although evidence base suggested need for land was more limited, and
		clusters?	+/?	primary need was related to Cambridge.
		Will it protect the		
		shopping hierarchy, supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		
		centres?	0	
	Help people	Will it encourage the		
		rural economy and diversification, and		
		support sustainable		
	their skills,	tourism?	0	
	potential and	Will it contribute to	<u> </u>	
		providing a range of		Could deliver 3.7 hectares of employment land, but relatively isolated
	residence	employment		location, with limited public transport, walking and cycling access.
		opportunities, in accessible locations?	?	Evidence also suggests primary employment land need is related to Cambridge.
	Support	Will it improve the	•	go:
	appropriate	level of investment in		
	investment in	key community		
	P 1 / 1 /	services and		
	communications and other	infrastructure, including		
		broadband?	+++	Capacity in existing STW to accommodate development

1	ı			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter	-	
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable			
		transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
		modes such as		
		walking, cycling and		
		public transport?	0	Total score of 11.
		Sub-indicator:		
		Distance to bus stop		Around 850 metres from bus stop on New Road, but no timetabled
		/ rail station		service. High Street Sawston 1250m (0)
		Sub-indicator:		
		Frequency of Public		Citi 7 service provides 20 minute frequency service from Sawston High
		Transport	+	Street. (4)
-		Sub-indicator:		, ,
Transport		Typical Public		
JSF		Transport Journey		
Ĭĕ		Time to Cambridge		
~		City Centre or Market		
		Town	0	Timetabled 37/39 mins to Cambridge. (3)
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	+	8.5 km as the crow flies to Cambridge. (4)
	Coouro			o.5 km as the crow lifes to Cambridge. (4)
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the		
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	

Address: Land north of Melbourn, south of the A10

Location: Melbourn

Category of site: Employment Site

Site area: 33.5 ha

Ŧ	Sustainability			
ΜE	Sustainability Objective	Decision Making Criteria	Score	Notes
	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	100% greenfield site.
		Will it use land efficiently?	N/A	
Land & Soil Resources		Will it protect and enhance the best and most versatile agricultural land?	-	Grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
urces		Will it minimise the degradation/loss of soils due to new development'?	0	Site not within a designated area identified in the Minerals and Waste LDF.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air	Improve air	Will it maintain or improve air quality?	-	Scale of development in the countryside could have minor negative impacts on air quality.
r Quality ar	minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Possible adverse noise impact due to operational noise such as fixed plant, deliveries and collections and off site noise on local roads. Noise assessment required. However adequate mitigation possible but may be restrictive.
		Will it minimise, and where possible address, land contamination?	0/+	Previous uses would require investigation prior to determining a planning application.
		Will it protect and where possible enhance the quality of the water		Outside Croundwater Source Protection 7-1-
Biodiversity	Avoid damage to designated sites and protected species	environment? Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	Outside Groundwater Source Protection Zone

	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	Presence of protected species — Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
		Will it improve		
	people to access and appreciate	access to wildlife and green spaces, through delivery and access to green		
	wildlife and green spaces	infrastructure?	0	No specific measures proposed.
	Maintain and enhance the diversity and distinctiveness	Will it maintain and enhance the diversity and distinctiveness of landscape character?		Any development of this site would greatly alter the character of this open countryside area and would create an isolated development remote from any facilities in neighbouring settlements. Impact on the landscape and townscape would be significant, visible from a wide area, and would be incapable of appropriate mitigation.
Landscape,	and townscape character	Will it maintain and enhance the diversity and distinctiveness of townscape character?		Development would significantly close the gap between Melbourn and Shepreth, resulting in a significant negative impact on townscape, incapable of appropriate mitigation.
Townscape and Cultural H	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		
eritage		scheduled monuments)?	0	No heritage designations near to the site. Evidence of archaeology nearby, would require investigation.
ge	spaces and buildings that work well, wear	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	, M
0	Minimise impacts on climate change	Will it support the use of renewable energy resources?	0	
limi	(including	Will it promote		
		energy efficiency? Will it minimise contributions to climate change through sustainable construction practices?	N/A N/A	

	1	1		
	Reduce	Will it minimise risk		
	vulnerability to	to people and		
	future climate	property from		
		flooding, and		
	onango oncoto	incorporate		
		sustainable drainage		
		measures?	0	Significant majority of site within zone 1 (low risk).
		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
		Will it use water in a	,, .	
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good	,, .	
		health, encourage		
	health	healthy lifestyles,		
1-	licaitii	and reduce health		
Health		inequalities?	N/A	
l#	Reduce and	Will it reduce actual	1 1// 1	
	prevent crime	levels of crime, and		
		will it reduce fear of		
	of crime	crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open			
	space.	ориоо .	0	No additional open space proposed.
l <u>-</u>	Ensure all	Will it support the		
<u> </u>	groups have	provision of a range		
IS.	access to	of housing types and		
Inclusive	decent,	sizes, including		
		affordable and key		
Communi	affordable	worker housing, to		
۱	housing	meet the identified		
]⊒.	3	needs of all sectors		
ities -		of the community?	N/A	
-		Will it provide for		
占		housing for the		
Housing		ageing population?	N/A	
ng		Will it provide for the	1 1// 1	
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople?	0	
	Improve the	Will it improve	-	
	quality, range	accessibility to key		
∃.		local services and		
eq		facilities, including		
ua	facilities (e.g.	health, education		
inequalities	health,	and leisure (shops,		
	transport,	post offices, pubs,		
and	education,	sports facilities etc?)	0	Nearest settlement if Melbourn (Minor Rural Centre)
1	training, leisure	Sub-Indicator:		
	opportunities)	Distance to centre		1690 metres

	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.
	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities	Will it redress inequalities?	N/A	
related to age, disability, gender assignment race, faith, location and	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Will it encourage engagement with community activities?	N/A 0	Proposed for employment development.
Improve the efficiency, competitiveness , vitality and	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?		Given the scale of site it could provide a significant scale of employment development. However, isolated location, with limited public transport, walking and cycling access. Evidence also suggests primary employment land need is related to Cambridge. If combined with a residential site would improve accessibility to a residential community.
	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?		A development of this scale could support development of clusters, although evidence base suggested need for land was more limited, and primary need was related to Cambridge.
Help people gain access to	Will it encourage the rural economy and		
satisfying work appropriate to	diversification, and support sustainable tourism?	0	

ı	1	l [<u> </u>
	potential and	Will it contribute to		Given the scale of site it could provide a significant scale of employment
	place of	providing a range of		development. However, isolated location, with limited public transport,
	residence	employment		walking and cycling access. Evidence also suggests primary
		opportunities, in accessible locations?	+/?	employment land need is related to Cambridge. If combined with a residential site would improve accessibility to a residential community.
	Cupport	Will it improve the	T/ !	residential site would improve accessibility to a residential community.
	Support appropriate	level of investment in		
	investment in	key community		
		services and		
	communications			
	and other	including		
	infrastructure	broadband?	+	Infrastructure improvements would be required.
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of modes such as		
		walking, cycling and		
		public transport?	+	
		Sub-indicator:		
		Distance to bus stop		Around 500 metres from middle of the site to bus stop on Shepreth
		/ rail station	+	Road.
		Sub-indicator:		
		Frequency of Public		
		Transport	-	Bus no. 26 provides an approximately hourly service during the day.
-		Sub-indicator:		
Transport		Typical Public		
gsı		Transport Journey		
유		Time to Cambridge		
		City Centre or Market		
		Town	+++	28 mins to Cambridge, 13 mins to Royston.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or	•	101 11 11 11
		Market Town	0	13km as the crow flies to Cambridge.
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network, where there is		It is likely that access and capacity could be achieved but mitigation
	development in transport	available capacity?	0	measures would be required. Further evidence would be required in the
	infrastructure,		0	form of a Transport assessment and Travel Plan.
	and ensure the	Will it make the		
	safety of the	transport network safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
	l	torioda modos.		I

Site No: EM6

Address: Land off London Road

Location: Pampisford
Category of site: Employment Site
Site area: 1.6 ha

П			<u> </u>	
THEME	Sustainability Objective	Decision Making Criteria	Score	Notes
	irreversible loss of undeveloped	Will it use land that has been previously developed?	+++	Site is largely previously developed.
	mineral	Will it use land efficiently?	N/A	
Land	productive	Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
d & Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?	· ·	, tot agricultura italia.
		Will it minimise the degradation/loss of soils due to new development'?	0	
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
	Improve air	Will it maintain or improve air quality?		Site not near major road or AQMA
nd	quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
Environmenta		Will it minimise, and where possible address, land contamination?		Contamination issues capable of being addressed by planning condition.
al Pollution		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
	to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	
	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)?		Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.

	Improve	Will it improve		
		access to wildlife and		
		green spaces, through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
	Maintain and	Will it maintain and		
	enhance the diversity and	enhance the diversity and distinctiveness		Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate
		of landscape		design it will be possible to develop the site without significant impact on
		character?	0	landscape or townscape with an appropriate mitigation strategy.
	and townscape	Will it maintain and		
La	character	enhance the diversity		
sbr		and distinctiveness of townscape		
Landscape,		character?	0	
	Avoid damage	Will it protect or		
Townscape	to areas and	enhance sites,		
Vns		features or areas of		
car	for their historic interest, and	historical, archaeological, or		
	protect their	cultural interest		
and	settings.	(including		
	-	conservation areas,		
Itur		listed buildings, registered parks and		
al F		gardens and		
eri		scheduled		
Cultural Heritage		monuments)?	0	No heritage designations near to the site.
Ф	Create places,	Will it lead to		
	spaces and buildings that	developments built to a high standard of		
		design and good		
	well and look	place making that		
	good	reflects local character?	N/A	
	Minimise	Will it support the	IN/A	
	impacts on	use of renewable		
	_	energy resources?	0	
	(including	Will it promote		
	greenhouse gas emissions)	energy efficiency?	N/A	
	61113310113)	Will it minimise contributions to		
		climate change		
		through sustainable		
		construction	N1/A	
	Reduce	practices? Will it minimise risk	N/A	
<u>Ω</u>		to people and		
	future climate	property from		
	change effects	flooding, and		
ha		incorporate sustainable drainage		Site within zone 2 (medium risk). An FRA has demonstrated issues can
Change		measures?		be appropriately addressed.
		Will it minimise the		
		likely impacts of		
		climate change on the development		
		through appropriate		
		design?	N/A	
		Will it use water in a		
		sustainable manner, and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	

			harm's a life		
		Maintain and	Will it promote good		
			health, encourage		
			healthy lifestyles,		
3	Ε̈́		and reduce health inequalities?	N/A	
1	Health		Will it reduce actual	11//	
'			levels of crime, and		
			will it reduce fear of		
			crime?	N/A	
r	_		Will it increase the	,	
			quantity and quality		
			of publically		
			accessible open		
		accessible open	space?		
		space.		0	No additional open space proposed.
:	<u> </u>		Will it support the		
3	=		provision of a range		
1	_		of housing types and		
			sizes, including		
1	Ϋ́		affordable and key worker housing, to		
	<u> </u>		meet the identified		
1	₫.		needs of all sectors		
5	Communities		of the community?	N/A	
			Will it provide for		
;	드		housing for the		
9	Housing		ageing population?	N/A	
ď	2		Will it provide for the	,, .	
			housing		
			accommodation		
			needs of Gypsies		
			and Travellers and		
			Travelling	•	
			Showpeople?	0	
			Will it improve		
	Б		accessibility to key local services and		
	n		facilities, including		
	VIS		health, education		
		health,	and leisure (shops,		
	9	transport.	post offices, pubs,		Lies within Pampisford, an infill village which would score, but adjoins
Þ	≓	advantion	sports facilities etc?)	+++	southern edge of Sawston.
wolving the community	IU	training, leisure	Sub-Indicator:		Sawston 1300m (measured to Sawston, infill village of Pampisford does
Ę	Sel.	opportunities)	Distance to centre		not have a village centre)
H	Ĭ		Will it improve quality		
Þ	6		and range of key		
Ŗ	зrе		local services and		
B	ISS		facilities including		
Ē.	gn		health, education and leisure (shops,		
F	me		post offices, pubs		
	Redressing inequalities and		etc?)	0	Proposed for employment development.
	alit		Will improve relations	<u> </u>	г торозса тог етпрюуттели аемеюрители.
	es		between people from		
	an		different		
	Ω		backgrounds or		
			social groups?	N/A	
		Redress	Will it redress		
		•	inequalities?	N/A	
			Will it increase the		
			ability of people to		
			influence decisions,		
			including 'hard to		
		location and	reach' groups?		
1				N/A	
		income		IN/A	

		Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness , vitality and adaptability of	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		Would result in completion of this partially developed employment site,
		workforce? 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?	+ N/A	1.6 hectares of employment land, on the edge of Sawston.
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	
	satisfying work	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
	potential and	Will it contribute to providing a range of employment opportunities, in accessible locations?		Would result in completion of this partially developed employment site, 1.6 hectares of employment land, on the edge of Sawston.
	investment in	Will it improve the level of investment in key community services and infrastructure, including broadband?		Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	, , <u>, , , , , , , , , , , , , , , , , </u>

	L	h		
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
		modes such as		
		walking, cycling and		
		public transport?	0	
		Sub-indicator:		
		Distance to bus stop		
		/ rail station	+++	Around 200 metres from bus stop.
		Sub-indicator:		
		Frequency of Public		Citi7 provides an approximately hourly frequency service during the
		Transport	-	day.
ا∟		Sub-indicator:		
Transport		Typical Public		
sp		Transport Journey		
유		Time to Cambridge		
		City Centre or Market		
		Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	0	11 km as the crow flies to Cambridge.
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		
	development in	where there is		Through the recent planning permissions, it was demonstrated that
	transport	available capacity?		access could be achieved, with appropriate mitigation measures.
	infrastructure,	Will it make the		
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	

Site No: RE1

Address: Land off London Road

Location: Pampisford
Category of site: Retail
Site area: 2.5 ha

코				
THEME	Objective		Score	Notes
		Will it use land that has been previously developed?	+++	Site is largely previously developed.
	land, economic mineral reserves, and	Will it use land efficiently?	N/A	
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
& Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?		
ources		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?	N/A	
Air	Improve air quality and minimise or	Will it maintain or improve air quality?	-	Although this site is not located in an area of poor air quality, there is a potential for an increase in traffic and static emissions that could affect local air quality
Quality and		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	_	Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
Environmental		Will it minimise, and where possible address, land contamination?	+	Contamination issues capable of being addressed by planning condition.
l Pollution		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source 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 geodiveristy?	0	

witaritian and enhance the viability of characteristic habitats and species of landscape infrastructure? Improve opportunities for people to access and appreciate wildlife and enhance the diversity and distinctiveness of landscape and townscape character? Avoid damage deliver habitat enhance the diversity and distinctiveness of landscape and townscape character? Avoid damage deliver habitat enhance the diversity and distinctiveness of landscape infrastructure? Avoid damage deliver habitat enhance the diversity and distinctiveness of landscape character? Avoid damage deliver habitat enhance the diversity and distinctiveness of landscape infrastructures of their historical infrastructures and townscape character? Avoid damage deliver habitat enhance the diversity and distinctiveness of landscape infrastructures of their historical infrastructures and townscape character? Avoid damage deliver habitat end enhance the diversity and distinctiveness of landscape infrastructiveness of landscape infrastructiveness of landscape infrastructiveness of landscape infrastructiveness of being deliver habitativeness of landscape infrastructiveness of landscape infrastructiveness of landscape infrastructiveness of landscape infrastructiveness of being deliver habitativeness of landscape infrastructiveness of landscape infrastructiv		Maintain and	Will it roduce behitet		
large and viability of characteristic species species, and help deliver habitat and species and specie		Maintain and enhance the	Will it reduce habitat fragmentation		
Visibility of characteristic habitats and species and help deliver habitat erestoration (helping species between blodwerstry Action plan Targets)? Improve opportunities for people to access to green wildlife and appreciate wildlife and appreciate wildlife and appreciate wildlife and green spaces. Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character? Will it protect or enhance the diversity and distinctiveness of townscape character? Will it protect or enhance the diversity and distinctiveness of townscape character? Will it protect or enhance the diversity and distinctiveness of townscape had been constructed the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation and enhance the diversity and distinctiveness of townscape had part of the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation and enhance the diversity and distinctiveness of townscape had been proposed. O / - As above.					
characteristic habitats and species and species bideliversity Action Pilan Targets)? Improve opportunities for people to access to wildlife and green spaces, through delivery and appreciate wildlife and green spaces. Maintain and enhance the diversity and distinctiveness of landscape and distinctiveness of landscape and distinctiveness of landscape and distinctiveness of landscape and distinctiveness of the diversity and distinctiveness of the diver					
species on achieve Biodiversity Action Pilan Targets)? Improve opportunities for access to wildlife and green spaces, through delivery and appreciate wildlife and green spaces. Maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of landscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it the formation and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape and townscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape and townscape character? Mill it maintain and enhance the diversity and distinctiveness of lownscape and to		characteristic	deliver habitat		
Biodiversity Action Plan Targets)? Mill timprove opportunities for access to wildlife and appreciate wildlife and appreciate wildlife and distinctiveness of landscape and townscape and the distinctiveness of landscape and townscape because of townscape and towns			` . •		Recent planning applications included ecological appraisal, which
Plan Targets)?		species			identified no habitats of ecological value, although features on site
Mill timprove opportunities for access to widdlife and people to access to widdlife and appreciate widdlife and green spaces. Access and appreciate widdlife and green spaces and appreciate widdlife and green spaces. Maintain and enhance the diversity and distinctiveness of landscape and townscape character					
popple to access and people to access and people to access and appreciate wildlife app		Improve		Г	ormaniomorit mododroo odri do applied.
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access to green widdle and green spaces Maintain and enhance the diversity and enhance the diversity and distinctiveness of landscape and ownscape character? Vilia to maintain and enhance the diversity and distinctiveness of landscape and ownscape character?		people to	green spaces,		
wildlife and green spaces Minitatin and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape of landscape of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character? Avoid damage for their historic part of their historic part					
Interest paces Amount Am					
Maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?			iiiiiasiiuciule?	0	No specific measures proposed.
enhance the diversity and distinctiveness of landscape and townscape character? Total Content of existing commercial buildings on the site. With appropriate indigation strategy and distinctiveness of landscape and townscape character?	-		Will it maintain and		
distinctiveness of landscape and townscape character? Town T		enhance the	enhance the diversity		context of existing commercial buildings on the site. With appropriate
Careate places, spaces and buildings, that work well and look good minimise work well and look good minimise work well and look good minimise construction of the construction of the construction of the construction of the construction practices? N/A		•	and distinctiveness		design it will be possible to develop the site without significant impact on
and townscape character Will it maintain and enhance the diversity and distinctiveness of townscape character? Avoid damage to areas and and an additional to their historic interest, and protect their settings. Create places, spaces and buildings, registered parks and gardens and scheduled monuments)? Create places, spaces and buildings that work well and look good Minimise wintered to the protect the impacts on climate change emergy resources? (Including greenhouse gas emissions) Minimise will it support the impacts on climate change emergy resources? Minimise will it promote genergy efficiency? Reduce vulnerability to future climate change effects flocal property from flooding, and incorporate in property from flooding and incorporate in pr					
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Avoid damage to areas and sites designated for their historic interest, and protect their settings. Create places, spaces and buildings that work well, wear well and look good Minimise impacts on climate change (including greenhouse gas emissions) Or manuel or construction practices? Mill it protect or enhance sites, statures or areas of for their historical, archaeological, or archaeological, or conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? Create places, spaces and buildings that work well, wear well and look good Minimise impacts on climate change (including greenhouse gas emissions) Will it protect or enhance sites, so areas of forewashing that registered parks and gardens and scheduled monuments)? No heritage designations near to the site.	ape.			O / =	As above
a miteriest, and protect their settings. If a protect the site besides and setti	_			J / -	, 10 db010.
a miteriest, and protect their settings. If a protect the site besides and setti	JWN				
a miteriest, and protect their settings. If a protect the site besides and setti	SCS				
a miteriest, and protect their settings. If a protect the site besides and setti	ape				
Settings. (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	an	interest, and			
Create places, spaces and buildings, registered parks and gardens and scheduled monuments)? Oreate places, spaces and buildings that work well, wear well and look good Minimise impacts on climate change (including greenhouse gasemissions) Will it minimise contributions to climate change through sustainable construction practices? Reduce vulnerability to future climate change effects Conservation areas, listed buildings, registered parks and gardens and gardens and scheduled monuments)? O No heritage designations near to the site. N/A No heritage designations near to the site. N/A No heritage designations near to the site. N/A No heritage designations near to the site.	٥	settinas.			
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Create places, spaces and buildings that work well, wear well and look good will and look good climate change (including greenhouse gas emissions) Cligge Reduce vulnerability to future climate change effects Reduce vulnerability to future climate change effects Reduce vulnerability to future climate change effects Create places, will it lead to developments built to a high standard of design and good place making that reflects local character? N/A Will it support the use of renewable use	Jra	.]			
Create places, spaces and buildings that work well, wear well and look good will and look good climate change (including greenhouse gas emissions) Compared to the construction practices? Reduce vulnerability to future climate change effects Reduce vulnerability to future climate change effects Compared to the construction property from flooding, and incorporate	Ĭ	: [
Create places, spaces and buildings that work well, wear well and look good will and look good climate change (including greenhouse gas emissions) Compared to the construction practices? Reduce vulnerability to future climate change effects Reduce vulnerability to future climate change effects Compared to the construction property from flooding, and incorporate	erit:	,			
Create places, spaces and buildings that work well, wear well and look good will it support the impacts on climate change (including greenhouse gas emissions) Commande Comman	age			0	No heritage designations near to the site.
buildings that work well, wear well and look good well and look good well and look good character? N/A Minimise impacts on climate change (including greenhouse gas emissions) Olimate Change through sustainable construction practices? Reduce vulnerability to future climate change effects change effects change effects flooding, and incorporate					3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
work well, wear well and look good place making that reflects local character? Minimise impacts on climate change (including greenhouse gas emissions) Climate Change through sustainable construction practices? Reduce vulnerability to future climate change effects Mill it support the use of renewable energy resources? Will it promote energy efficiency? Will it minimise contributions to climate change through sustainable construction practices? N/A Will it minimise on the minimise risk to people and property from flooding, and incorporate					
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impacts on climate change (including greenhouse gas emissions) Climate change (including greenhouse gas emissions) Will it promote energy efficiency? N/A Will it minimise contributions to climate change through sustainable construction practices? Reduce vulnerability to future climate change effects Will it minimise N/A N/A N/A		3		N/A	
climate change (including greenhouse gas emissions) Climate change (including greenhouse gas emissions) 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			Will it support the		
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greenhouse gas emissions) 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				U	
emissions) Will it minimise contributions to climate change through sustainable construction practices? Reduce vulnerability to future climate change effects Will it minimise construction practices? N/A Reduce vulnerability to fo people and property from flooding, and incorporate		,		N/A	
Contributions to climate change through sustainable construction practices? Reduce vulnerability to future climate change effects N/A Reduce vulnerability to future climate change effects Reduce vulnerability to future climate property from flooding, and incorporate		emissions)		. 4// \	
Construction practices? N/A Reduce vulnerability to future climate change effects flooding, and incorporate	C	!	contributions to		
Construction practices? N/A Reduce vulnerability to future climate change effects flooding, and incorporate	mat	.]			
vulnerability to to people and future climate property from change effects flooding, and incorporate) e	, [
vulnerability to to people and future climate property from change effects flooding, and incorporate	ha	1		N/A	
vulnerability to to people and future climate property from change effects flooding, and incorporate	nge	Reduce		1 4/11	
change effects flooding, and incorporate		vulnerability to	to people and		
incorporate					
		cnange effects			
					Site within zone 2 (medium risk). An FRA has demonstrated issues can
measures? - be appropriately addressed.					

		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
		Will it promote good		
		health, encourage		
		healthy lifestyles,		
	Hoalth	and reduce health		
ξ		inequalities?	N/A	
Health	Dadwa and		IN/A	
		Will it reduce actual		
		levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
	Improve the	Will it increase the		
		quantity and quality		
		of publically		
		accessible open		
	accessible open			
	space.	орасс .	0	No additional open space proposed.
l i		Mill it augment the		тчо адаплонат орон зрасе ргорозеа.
		Will it support the		
ü		provision of a range		
Ĭ.		of housing types and		
		sizes, including		
8		affordable and key		
₹		worker housing, to		
nu	housing	meet the identified		
n i		needs of all sectors		
Communities -		of the community?	N/A	
i i		Will it provide for		
등		housing for the		
SU		ageing population?	NI/A	
Housing		7 7 7	N/A	
u		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople?	0	
	Improve the	Will it improve		
	quality, range	accessibility to key		
Be	and accessibility	local services and		
Inclusive seitileupeni	of sarvices and	facilities, including		
lus ali:		health, education		
ĘįĶ	naciinies (e.g.			
	transpart	and leisure (shops,		Lieg within Domnieford, on infill village which would access that the
Βò	transport,	post offices, pubs,		Lies within Pampisford, an infill village which would score, but adjoins
Fi m	education,	sports facilities etc?)		southern edge of Sawston.
E I	training, leisure	Sub-Indicator:		Sawston 1300m (measured to Sawston, infill village of Pampisford does
	education, training, leisure opportunities)	Distance to centre		not have a village centre)
		Will it improve quality		
Ba				
es - F		and range of key		l I
es - Rei				
es - Kedre		local services and		
es - Kedress		local services and facilities including		
es - Redressini na the commun		local services and facilities including health, education		
es - Kedressing na the community		local services and facilities including health, education and leisure (shops,		
communities - Redressing and involving the community		local services and facilities including health, education	+/+++	Proposed for retail development.

	1	i		
		Will improve relations		
		between people from		
		different		
		backgrounds or social groups?	N/A	
	Redress	Will it redress	11//	
		inequalities?	N/A	
	1	Will it increase the	IN//A	
		ability of people to		
		influence decisions,		
		including 'hard to		
	race, faith,	reach' groups?		
	location and		N 1/A	
	income	AARH A	N/A	
		Will it encourage		
		engagement with community activities?		
	involvement of	community activities:		
	local people in			
	community			
	activities		0	Proposed for retail development.
		Will it support		
		business		
ĬШ		development and		
Economic Activity	,	enhance		
om		competitiveness, enabling provision of		
lic i		high-quality		
Act		employment land in		
Ĭ.		appropriate locations		
~		to meet the needs of		
		businesses, and the		Would result in loss of 1.6 hectares of employment land on the Iconix
		workforce?		site, reducing the employment land available in Sawston.
		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?	N/A	
		Will it protect the	14/74	
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		Potential impact on Sawston village centre through delivery of out of
		centres?	- /	centre convenience retail.
		Will it encourage the		
		rural economy and		
		diversification, and support sustainable		
		tourism?	N/A	
		Will it contribute to	. 4// 1	
	l' . .	providing a range of		
	l [*]	employment		
		opportunities, in		Would result in loss of 1.6 hectares of employment land on the Iconix
		accessible locations?		site, reducing the employment land available in Sawston.
	Support	Will it improve the		
		level of investment in		Minor Utilities Infrastructure improvements required, but constraints can
		key community		be addressed. There is insufficient spare mains water capacity within
	people, places, communications	services and		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.
		including		The sewerage network is approaching capacity and will require
		broadband?		investigation and possibly mitigation.
1				minimum process, minimum minim

i	ı			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
	0.10.000.	modes such as		
		walking, cycling and		
		public transport?	0	
		Sub-indicator:	-	
		Distance to bus stop		
		/ rail station	+++	Around 200 metres from bus stop.
		Sub-indicator:	TTT	Albuna 200 metres nom bas stop.
		Frequency of Public		O:4:7idididididid
		Transport	-	Citi7 provides an approximately hourly frequency service during the day.
Transport		Sub-indicator:		
ang		Typical Public		
ğ		Transport Journey		
ă		Time to Cambridge		
		City Centre or Market		
		Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	0	11 km as the crow flies to Cambridge.
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the		- S. S Groport accomment and fravor fram
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
Ь		motorisea modes?	U	

Site No: RE2

Address: Sawston Park, London Road

Location: Pampisford
Category of site: Retail
Site area: 1.46 ha

			1	T
THEME				
Z	Sustainability	Decision Making		
Ш	Objective		Score	Notes
	Minimise the	Will it use land that		
		has been previously		
		developed?	+++	Site is largely previously developed.
	land, economic	Will it use land		
	mineral reserves, and	efficiently?	N/A	
	productive	Will it protect and		
	agricultural	enhance the best		
6	holdings and the	and most versatile agricultural land?		
Land	degradation /	agricultural lanu:	0	Not agricultural land.
δο	loss of soils	Will it avoid the		
<u> Si</u>		sterilisation of		
R		economic mineral reserves?		
OS		16361763:		
Soil Resources		Will it minimise the		
es		degradation/loss of		
		soils due to new	_	
		development'?	0	
	Minimise waste production and	Will it encourage reduction in		
	support the	household waste,		
	reuse and	and increase waste		
	recycling of	recovery and		
	waste products	recycling?	N/A	
	Improve air	Will it maintain or		Although this site is not located in an area of poor air quality, there is a
<u>≥</u> .	quality and minimise or	improve air quality?	_	potential for an increase in traffic and static emissions that could affect local air quality
Air Quality		Minimise, and where		local all quality
Jali	sources of	possible improve on,		
ty a	environmental	unacceptable levels		
and	pollution	of noise, light		
		pollution, odour and		Noise issues need to be appropriately addressed, to protect the amenity
Environmenta		vibration?	-	of nearby residential properties.
onr		Will it minimise, and where possible		Contamination issues capable of being addressed by planning
ner		address, land		condition.
ntal		contamination?	+	
Pc		Will it protect and		
Pollution		where possible		
ion		enhance the quality		Outside Croundwater Source Protection Zone
		of the water	0	Outside Groundwater Source Protection Zone
-	Avoid damage	environment? Will it conserve	0	
₽.	to designated	protected species		
Od.	sites and	and protect sites		
Biodiversity	protected	designated for nature		
sity	species	conservation interest		
		and geodiveristy?	0	

_	I	L		
		Will it reduce habitat		
	enhance the	fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
		` ' '		
	species	to achieve		
		Biodiversity Action		Brownfield site, may be some potential for enhancement if the site were
		Plan Targets)?	+	redeveloped.
	Improve	Will it improve		
		access to wildlife and		
	people to	green spaces,		
	access and	through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?	_	
	green spaces		0	No specific measures proposed.
	Maintain and	Will it maintain and		
	enhance the	enhance the diversity		
	diversity and	and distinctiveness		Existing developed site incorporating a range of industrial style
		of landscape		buildings. Would be capable of development without additional
	of landscape	character?		
			0	improvements, or potential improvement.
	•	Will it maintain and		
Га	character	enhance the diversity		
ĺΩ		and distinctiveness		
SC		of townscape		
Landscape,		character?	0	
ĕ,	Avoid damage	Will it protect or		
_	to areas and	enhance sites,		
Su		features or areas of		
Са		historical,		
pe		archaeological, or		
a	protect their	cultural interest		
and	settings.	(including		
C	_	conservation areas,		
⊑		listed buildings,		
12		registered parks and		
<u>a</u>		gardens and		
ᇤ				
Ť		scheduled	•	
Cultural Heritage	_	monuments)?	0	No heritage designations near to the site.
Ф	Create places,	Will it lead to		
	spaces and	developments built to		
	buildings that	a high standard of		
	work well, wear	design and good		
	well and look	place making that		
	good	reflects local		
	9000	character?	N/A	
-	N Alice in central central		IN/A	
	Minimise	Will it support the		
	impacts on	use of renewable	_	
		energy resources?	0	
	(including	Will it promote		
	greenhouse gas	energy efficiency?	N/A	
	emissions)	Will it minimise		
	_	contributions to		
ΙĦ̈́				
at		climate change		
e (through sustainable		
۱Ž		construction		
Climate Change		practices?	N/A	
ge	Reduce	Will it minimise risk		
	vulnerability to	to people and		
		property from		
		flooding, and		
	3	incorporate		
		sustainable drainage		
		measures?		Site within zone 2 (medium risk).
		ilicasules:		one within zone z (inediditi nak).

	1			
		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate		
		design?	N/A	
			IN/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
1-	nounn	and reduce health		
l é		inequalities?	N/A	
Health	Doduce and		14/73	
٦	Reduce and	Will it reduce actual		
	prevent crime	levels of crime, and		
		will it reduce fear of	N1/A	
<u> </u>		crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open			
	space.		0	No additional open space proposed.
l_	Ensure all	Will it support the		
Inclusive	groups have	provision of a range		
sul	access to	of housing types and		
Ž	decent,	sizes, including		
Ì		affordable and key		
Ιπ	affordable	worker housing, to		
ΙŢ	housing	meet the identified		
≝		needs of all sectors		
Communities -		of the community?	N/A	
l÷		Will it provide for		
힏		housing for the		
Housing		ageing population?	N/A	
ng		Will it provide for the	14/71	
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling	^	
-		Showpeople?	0	
	Improve the	Will it improve		
₽.	quality, range	accessibility to key		
Β:	and accessibility	local services and		
inegualities	of services and facilities (e.g.	facilities, including		
E S	facilities (e.g.	health, education		
	health,	and leisure (shops,		
20	-transport	post offices, pubs,		Lies within Pampisford, an infill village which would score, but adjoins
2	education,	sports facilities etc?)		southern edge of Sawston.
<u> </u>	training, leisure	Sub-Indicator:		Sawston 1300m (measured to Sawston, infill village of Pampisford does
₽:	education, training, leisure opportunities)	Distance to centre		not have a village centre)
Ē,	D	Will it improve quality		
‡,	ï	and range of key		
Α.	N N			
В	ă	local services and		
Ĕβ	D O	facilities including		
and involving the community		health, education		
<u>p</u> . 6	2	and leisure (shops,		
۴		post offices, pubs		
		etc?)	+/+++	Proposed for convenience retail development.

	Ī	1		
		Will improve relations		
		between people from		
		different		
		backgrounds or	NI/A	
	Dadress	social groups? Will it redress	N/A	
	Redress inequalities	inequalities?	NI/A	
		•	N/A	
		Will it increase the ability of people to		
		influence decisions,		
	• .	including 'hard to		
	race, faith,	reach' groups?		
	location and			
	income		N/A	
		Will it encourage		
		engagement with		
	involvement of	community activities?		
	local people in			
	community			
	activities		0	Proposed for retail development.
		Will it support		
		business		
Ш		development and		
Economic Activity		enhance		
lon		competitiveness, enabling provision of		
Ji.		high-quality		
Ac		employment land in		
ĬŠ		appropriate locations		
Ψ.		to meet the needs of		
		businesses, and the		Would result in loss of employment land on the site, an existing
		workforce?	- /	industrial estate providing employment in a Rural Centre.
		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?	N/A	
		Will it protect the	IN/A	
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		Potential impact on Sawston village centre through delivery of out of
		centres?	- /	centre convenience retail.
		Will it encourage the		
		rural economy and		
		diversification, and support sustainable		
		tourism?	N/A	
		Will it contribute to	14/71	
	' . .	providing a range of		
	•	employment		
		opportunities, in		Would result in loss of employment land on the site, an existing
		accessible locations?		industrial estate providing employment in a Rural Centre.
	Support	Will it improve the	_	
		level of investment in		Minor Utilities Infrastructure improvements required, but constraints can
		key community		be addressed. There is insufficient spare mains water capacity within
	people, places, communications	services and		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.
		including		The sewerage network is approaching capacity and will require
		broadband?		investigation and possibly mitigation.
ı				management and possibly minganesis

1	ı			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	facilitate the use of		
	0.10.000.	modes such as		
		walking, cycling and		
		public transport?	0	
		Sub-indicator:		
		Distance to bus stop		
		/ rail station	+++	Around 200 metres from bus stop.
		Sub-indicator:	TTT	Around 200 metres from bus stop.
		Frequency of Public Transport		Citi7 provides an approximately hourly frequency service during the day.
١.			-	
Transport		Sub-indicator:		
l ns		Typical Public		
b		Transport Journey		
⊐		Time to Cambridge		
		City Centre or Market	0	Time etabled 44 mine to Combuidge 25 mine to Coffrey Welden
		Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town	0	11 km as the crow flies to Cambridge.
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the		
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	

EMPLOYMENT / RETAIL SITE PROPOSALS Summary of Assessment and Sustainability Appriasal

Site Reference	EM1	EM2	EM3	EM4	EM5	EM6	RE1	RE2
Address (summary)	Milton - Land between A14 and Milton	Milton - West of the A10, south of the Park & Ride	Bourn - TKA Tallent site, Bourn Airfield.	Sawston - Land to west of Sawston Bypass.	Melbourn - Land north of Melbourn, south of the A10	Pampisford - London Road	Pampisford - London Road	Pampisford - Sawston Park
Representation Number	47072	44017	42509	39564	46419	46984, 46981	46973	50379
Proposed Use	Employment	Employment	Employment	Employment	Employment	Employment (Existing Allocation, subject to consultation Issues and Options 2012)	Retail (Convenience)	Retail (Convenience)
Site Size (gross ha)	1.8 ha.	9.5 ha.	9.4 ha.	37.8 ha.	33.5 ha.	2.5 ha.	2.5 ha.	1.5 ha.
Strategic considerations	0	0	0		0	-	-	-
Green belt			0		0	0	0	0
Significant local considerations	-	-	-		-	0	-	-
Landscape and Townscape impact			0			0	0/-	0
Site specific factors			+			0		
Accessibility to key local services and facilities (SA criteria 37)	+	+	-	+	0	+++	+++	+++
Distance to key local services and facilities (SA criteria 38)	+++	-	-					
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+++	+++	+	0	+	0	0	0
Sustainable Development Potential								

Site Comments:

EM1	Development would have significant impact on the purposes of the Green Belt. The site emphasises the visual seperation of settlements, crucial to prevention of coallesence.
EM2	Although located near a park and ride, it is a countryside location, separated from Milton by the A10, and 500m from the edge of Cambridge. Development would have a significant negative impact on the purposes of the Green Belt.
EM3	Existing employment site, capable of redevelopment for employment uses, subject to appropriate design and mitigation. Could complement Bourn Airfield new village option, which was subject to consultation in issues and options 2012, which would increase accessibility by sustainable modes of travel.
EM4	Large part of site SSSI and County Wildlife Site. No evidence that the site could be developed without causing harm to this site. Significant negative Green Belt impact.
EM5	Isolated area of countryside between Melbourn and Shepreth. Development would have significant negative impact on landscape and townscape.
ЕМ6	Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development. NOTE: The proposal to carry forward has already been subject to consultation in the Issues and Options Report 2012.
RE1	Allocating a significant area to the south of the village for retail, which could accommodate a large scale supermarket, would not be consistent with the retail needs evidence. Whilst the site is developable land, it is not suitable for allocation for retail purposes.
RE2	Allocating a significant area to the south of the village for retail, which could accommodate a large scale supermarket, would not be consistent with the retail needs evidence. Whilst the site is developable land, it is not suitable for allocation for retail purposes.