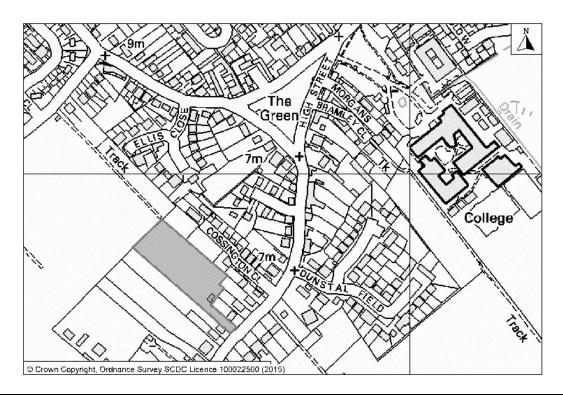
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC123	

Consultation Reference numbers:25 (I&O 2012) Site name/address: Land off Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.

Note: the majority of this site also forms part of larger site 263.

Current use(s): Formerly agricultural / grazing.

Proposed use(s): 15 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.83 ha

Potential residential capacity: 17 dwellings (30dph)

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

-		
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - the
	versatile	whole site is Grade 1 (less than 1 ha.)
	agricultural land?	Whole the letter of the than That,
	agricultural land:	UPDATE: Score changed from significant to minor due to the site size – under 20 ha.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais		
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution		·
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
		location of site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Accumptions for a noutral impact are that
		Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
300	and protect sites	recognised as containing protected species,
	•	
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	international and	

	locally designated		
	sites)		
Biodiversity	Would development		GREEN = Development could have a positive impact by enhancing existing
	reduce habitat fragmentation, enhance		features and adding new features or network links
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	between green infrastructure?		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and		AMBER = negative impact on landscape character, incapable of mitigation.
	distinctiveness of landscape character?		Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
Townscape	Will it maintain and enhance the diversity and		.AMBER = negative impact on townscape character, incapable of mitigation.
	distinctiveness of townscape character, including through		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is
	appropriate design		linear, with long rear gardens. Development

<u></u>		•	
	and scale of development?		of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 849m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact

	Trovalling	
	Travelling Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre	District or Local centre?	856m from the centre of the site to a point along the High Street / B1049. Services and
		facilities run a long way along Cottenham High Street.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	862m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	A. 6 1991
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dointies	engagement in	replacement /appropriate mitigation possible
	community	Topiacoment/appropriate magation poccioio
	activities?	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	_
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J. J. J. Philip	shopping	vitality and viability of existing centres
	hierarchy,	a, and hazing or oxioting control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	, s. caoago,	manataria is mitary to appriy particularly to oftoo

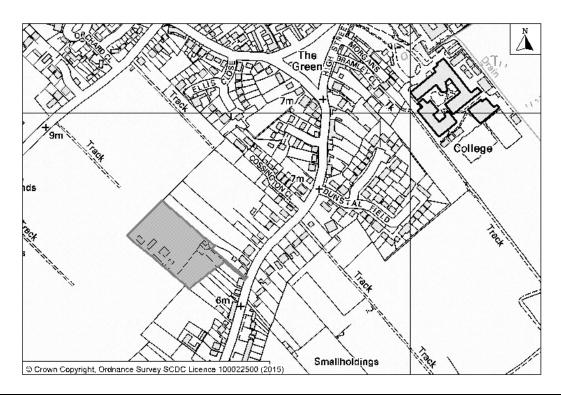
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	
	centre?	RED = 3km
		4.2km ACF from centre of site to South
		Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	Davidonment would have no effect on
	employment land, or deliver new	Development would have no effect on employment land or premises.
	employment land?	employment land or premises.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntios	level of investment	sufficient
	in key community	<u> </u>
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
Education	Is there sufficient	require investigation and possibly mitigation. RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	ga.to a.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
D: .		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	687m ACF from centre of site to Cottenham
JUIOUI	3011001 !	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	F
		0.4km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This
		comprises a mix of on- and off-road provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
	1	tramoned route with a mix of traffic speeds.

		Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 243m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,691m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. Assumption is that
Non Car	M/III it was best the	a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking		
transport, walking		
or cycling facilities?		
or cycling facilities?		

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC125		
Consultation Reference numbers:		
Site name/address: Cottenham Sawmills, Cottenham		

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

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

	land?		
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land
Land	development lead		AWDEN = WINO 1033 of grade 1 and 2 land
Land	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - small
	versatile		site but all Grade 1.
			site but all Grade 1.
N 41 1 -	agricultural land?		ODEEN O'to in not within an allocated an
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	T	ı	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		I tall limit galleri
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Historically an industrial / commercial
	receptor or		type use on site Cottenham Sawmill, so
	generator		allocating this site for residential likely to
	(including		have a positive impact.
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
			•
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			-
			The adjoining land is partly in industrial /
			commercial use (sawmill) and may have
			contaminated land. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		
	of the water		Assumptions for a neutral impact are that
	environment?		appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY	7		5 - 7 - 1 (7)
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
_ 55.5.14.54			

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Returning adjoining land to countryside, but no proposals for open space.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would
			relate to local landscape character and offer opportunities for landscape enhancement) - The character of this part of the village is

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables	Will it support the use of renewable	AMBER = Standard requirements for renewables would apply

	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1.000 11.01	flood risk?		OKEEN FIRESE END TY ION HOK
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
D: 4	space?		ODEEN ALL III
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		O Olive A OF frame country of the ceita to
Facilities	sports facilities?		0.9km ACF from centre of the site to
Distance: Play	How far is the		Cottenham Recreation Ground. RED = >800m
Facilities	nearest play space		KED = >000111
i aciiiles	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 WBER = No Impact
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		987m from the centre of the site to a point
	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
Distance: City	How far is the site		High R = >800m
Centre	from edge of		K = >00011
Ochic	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		997m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		N 6 900 1 6 1 5 000
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops, post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	· · · · · · · · · · · · · · · · · · ·		1 1

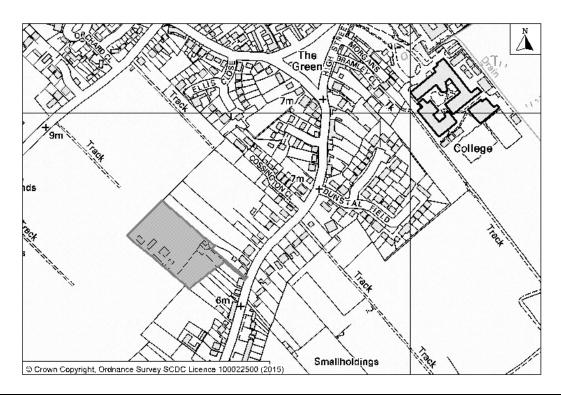
	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	and the same of th
	with existing	
	communities?	
ECONOMY	Toommanaco:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(13)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
Litilities	Mill it imammas a the a	paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Dovolonment con use evicting conseity in
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and broadband?	number of proposed properties which could arise if all the SHLAA sites within the zone
	มเดสนาสเเน (
		were to be developed. The sewerage
		network is approaching capacity and will

			require investigation and possibly mitigation.
Education	Is there sufficient		RED = School capacity not sufficient,
Capacity	education		constraints cannot be appropriately
. ,	capacity?		mitigated.
			UPDATE: The SHLAA update records that
			there is no capacity to further extend the
			primary school. Development of this scale
			would not be sufficient to deliver a new
			primary school. (Score changed from Green to Red.)
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		A = 400 - 000111
School	school?		788m ACF from centre of site to Cottenham
			Primary School.
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		
			0.6km ACF from centre of site to Cottenham
			Village College.
TRANSPORT	11411 () ()	<u> </u>	ANADED NA E E E C
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
	routes are accessible near to		The only evelo route in Cottenham is along
	the site?		The only cycle route in Cottenham is along Histon Road towards Cambridge. This
	tile site:		comprises a mix of on- and off-road
			provision, of variable quality. It is a heavily
			trafficked route with a mix of traffic speeds.
			Provision or contribution from this site would
			result in only minor improvement to cycling
			facilities. The site should be able to connect
LIGHT	1 4 18 1		to this route.
HQPT	Is there High		AMBER = service meets requirements of
	Quality Public		high quality public transport in most but not
	Transport (at edge of site)?		all instances
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has		GREEN = GOOLE 19-13 HOLL 4 CHICHA BOLOW
Score (SCDC)	been developed to		Total score of 17.
	consider access to		1 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 -
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Dietanas: hus			GC - Within 400m (6)
Distance: bus stop / rail			GG = Within 400m (6)
station			192m ACF from the centre of the site to the
Judion			nearest bus stop.
Frequency of			G = 20 minute frequency (4)
Public			11.5.57 ()
Transport			
Public			A = 31 to 40 minutes (3)

transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.30km ACF from the centre of the site to
Ochire		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	F 744m ACE from control of the cite to
Station	proposed train station?	5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway
		Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network safer for public	public transport, cycling, walking facilities
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC125		
Consultation Reference numbers:		
Site name/address: Cottenham Sawmills, Co	ttenham	

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

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

	land?		
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land
Land	development lead		AWDEN = WINO 1033 of grade 1 and 2 land
Land	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - small
	versatile		site but all Grade 1.
			site but all Grade 1.
N 41 1 -	agricultural land?		ODEEN O'to in not within an allocated an
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	T	ı	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		I wan in a game in
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Historically an industrial / commercial
	receptor or		type use on site Cottenham Sawmill, so
	generator		allocating this site for residential likely to
	(including		have a positive impact.
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
			•
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			
			The adjoining land is partly in industrial /
			commercial use (sawmill) and may have
			contaminated land. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		
	of the water		Assumptions for a neutral impact are that
	environment?		appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY	7		5 - 7 - 1 (7)
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
_ 55.5.14.54			

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?)		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Returning adjoining land to countryside, but no proposals for open space.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would
			relate to local landscape character and offer opportunities for landscape enhancement) - The character of this part of the village is

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables	Will it support the use of renewable	AMBER = Standard requirements for renewables would apply

	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1.000 11.01	flood risk?		OKEEN FIRESE END TY ION HOK
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
D: 4	space?		ODEEN ALL III
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		O Olive A OF frame country of the ceita to
Facilities	sports facilities?		0.9km ACF from centre of the site to
Distance: Play	How far is the		Cottenham Recreation Ground. RED = >800m
Facilities	nearest play space		KED = >000111
i aciiiles	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 WBER = No Impact
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		987m from the centre of the site to a point
	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
Distance: City	How far is the site		High R = >800m
Centre	from edge of		K = >00011
Ochic	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		997m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		N 6 900 1 6 1 5 000
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops, post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	· · · · · · · · · · · · · · · · · · ·		1 1

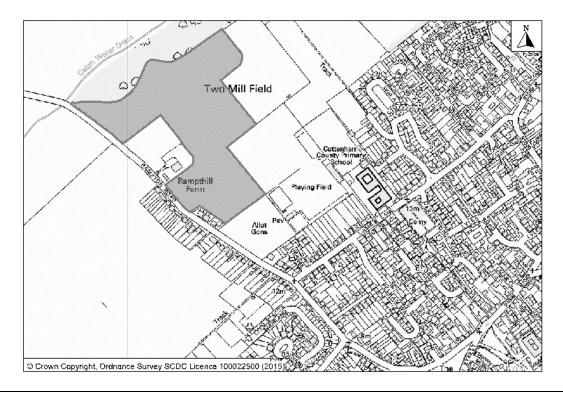
	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	and the same of th
	with existing	
	communities?	
ECONOMY	Toommanaco:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(13)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
Litilities	Mill it imammas a the a	paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Dovolonment con use evicting conseity in
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and broadband?	number of proposed properties which could arise if all the SHLAA sites within the zone
	มเดสนาสเเน (
		were to be developed. The sewerage
		network is approaching capacity and will

			require investigation and possibly mitigation.
Education	Is there sufficient		RED = School capacity not sufficient,
Capacity	education		constraints cannot be appropriately
. ,	capacity?		mitigated.
			UPDATE: The SHLAA update records that
			there is no capacity to further extend the
			primary school. Development of this scale
			would not be sufficient to deliver a new
			primary school. (Score changed from Green to Red.)
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		A = 400 - 000111
School	school?		788m ACF from centre of site to Cottenham
			Primary School.
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		
			0.6km ACF from centre of site to Cottenham
			Village College.
TRANSPORT	11411 () ()	<u> </u>	ANADED NA E E E C
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
	routes are accessible near to		The only evelo route in Cottenham is along
	the site?		The only cycle route in Cottenham is along Histon Road towards Cambridge. This
	tile site:		comprises a mix of on- and off-road
			provision, of variable quality. It is a heavily
			trafficked route with a mix of traffic speeds.
			Provision or contribution from this site would
			result in only minor improvement to cycling
			facilities. The site should be able to connect
LIGHT	1 4 18 1		to this route.
HQPT	Is there High		AMBER = service meets requirements of
	Quality Public		high quality public transport in most but not
	Transport (at edge of site)?		all instances
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has		GREEN = GOOLE 19-13 HOLL 4 CHICHA BOLOW
Score (SCDC)	been developed to		Total score of 17.
	consider access to		1 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 -
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Dietanas: hus			GC - Within 400m (6)
Distance: bus stop / rail			GG = Within 400m (6)
station			192m ACF from the centre of the site to the
Judion			nearest bus stop.
Frequency of			G = 20 minute frequency (4)
Public			11.5.57 ()
Transport			
Public			A = 31 to 40 minutes (3)

transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.30km ACF from the centre of the site to
Ochire		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	F 744m ACE from control of the cite to
Station	proposed train station?	5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway
		Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network safer for public	public transport, cycling, walking facilities
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC128		
Consultation Reference numbers:		
Site name/address: Land at Rampton Road, Cottenham		
==		

Мар:



Site description: The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.

Current use(s): Agricultural

Proposed use(s): Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space

Site size (ha): South Cambridgeshire: 9.77 ha

Potential residential capacity: 220 dwellings (30 dph)

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 WIDER - Willion 1000 or grade 1 and 2 land
Laria	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - a small
	versatile	site (total site area over 9 ha.) with
	agricultural land?	approximately 2/3 the site is Grades 1 and
	a.g. rountar an ranta r	2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on location of site entrance. Possible noise
	compatibility with neighbouring	
	uses)?	from Rampthill Farm to the south as proposals would be closer than existing
	uses)!	residential. No history of complaints. Minor
		to moderate risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (Suda)
BIODIVED SITV	,		Sustainable Drainage Systems (Suds).
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision. It may be possible to link to the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HE	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of this scale would be a very
	character?		significant addition to Cottenham. It would be highly visible from the west and north

Townscape	Will it maintain and	and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge). It would be possible to develop at least part of the site, retaining strong, wide buffer zones between the woodland and new development. Careful design will be needed to reduce the impacts of the bulk of the development and the skyline. Careful design would also be needed integrate the development into the flat landscape to the north and east. RED = Significant negative impact on
	enhance the diversity and distinctiveness of	townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. This part of the village is linear in character and development of this size would have an adverse impact on townscape character.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply

Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
T lood Talon	is one at need next	- C11211 1 1000 20110 1 7 1011 11011
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed. Flood Zone 3 adjoins to the north west of the site
		and there have been reports of flooding 4-
		10 years ago on Rampton Road
		approximately 150m from the NW of the
		site.
Open Space	TH AND WELL BEING Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	'
	space?	Development would create minor
		opportunities for new public open space as
		the promoter proposes provision of open space as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		0.3km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and	Assume encide provision as site of ever 200
	teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to
	loonagoro	deliver on site facilities to meet policy.
		304m ACF from centre of the site to
Gypsy &	Will it provide for	Cottenham Recreation Ground. AMBER = No Impact
Traveller	the	7 WIDER - No Impaot
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Travelling Showpeople?	
Distance:	Travelling Showpeople? How far is the site	R = >800m
District or	Showpeople? How far is the site from the nearest	
	Showpeople? How far is the site from the nearest District or Local	893m from the centre of the site to a point
District or	Showpeople? How far is the site from the nearest	893m from the centre of the site to a point along the High Street / B1049. Services and
District or	Showpeople? How far is the site from the nearest District or Local	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham
District or	Showpeople? How far is the site from the nearest District or Local	893m from the centre of the site to a point along the High Street / B1049. Services and
District or Local Centre	Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
District or Local Centre	Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
District or Local Centre	Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
District or Local Centre	Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.

	acetra or CD	044 m ACE from control of site to The
	centre or GP	841m ACF from centre of site to The
Key Local	service? Will it improve	Cottenham Surgery. AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	Satisfactory miligation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Promoter
	health, education	proposes residential-led development with
	and leisure (shops,	community uses (e.g. land for new primary
	post offices, pubs	school if needed) and public open space.
	etc?)	concorn needday and pablic open space.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	·
		New facilities or improved existing facilities
		are proposed of minor benefit. Promoter
		proposes residential-led development with
		community uses (e.g. land for new primary
		school if needed) and public open space.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Poorly related and out of character with the
		existing linear built up area. Separated from
		the main part of the village by open areas used for allotments and school playing
		fields.
ECONOMY		neido.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(**************************************	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	i i
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Davidan mant viscolid bases as " "
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED - ZONIII
, toocoolollity	employment	4.9km ACF from centre of site to South
	Johnphoymorit	Horam Alor from Contro of Site to Coutif

	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development
	employment land?	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Amber to Red.)
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	514m ACF from centre of site to Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.1km ACF from centre of site to Cottenham Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would

		result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station		G = Within 600m (4) 238m ACF from the centre of the site to the nearest bus stop (106 service). 494m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4) 106 service - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.)
Distance for cycling to City Centre		G = 5km to 10km (4) 9.32km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,505m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site, but a junction located to the south western side of the site would be acceptable. Assumption is that a fairly large proportion of trips might

		reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

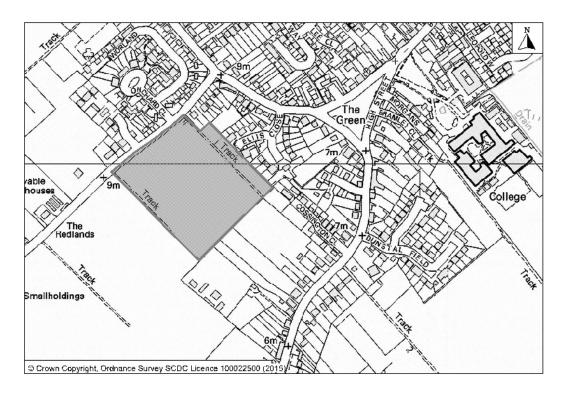
Site Information	
Development Sequence	Rural Centre
Cita reference number(a), CC120	

Site reference number(s): SC129

Consultation Reference numbers: 24 (I&O 2012)

Site name/address: Land south of Ellis Close and East of Oakington Road, Cottenham

Мар:



Site description: This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.

Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).

Current use(s): Agricultural

Proposed use(s): 132 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.4 ha.

Potential residential capacity: 99 dwellings (30 dph)

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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	•	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	.
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator(including compatibility with	existing residential due to development
		related car movements but dependent on location of site entrance
	neighbouring uses)?	location of site entrance
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a motory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	9
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	, ·	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

Biodiversity Would develop reduce fragmer enhance native site or in adjacen by a Tre Preserv (TPO)? Biodiversity Would develop reduce fragmer enhance native site or in adjacen by a Tre Preserv (TPO)? Green Will it in	habitat ntation, e species, and	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
sites) Biodiversity Would develop reduce fragmer enhance native shelp de restorat to achie Biodive Plan tar maintair connect between infrastrutory a TPO Are their site or in adjacen by a Tree Preserve (TPO)? Green Will it in	oment habitat ntation, e species, and	negative impact on existing features or network links but capable of appropriate
Biodiversity Would develop reduce fragmer enhance native shelp de restorat to achie Biodive Plan tar maintair connect between infrastructory adjacen by a Tree Preserve (TPO)? Green Will it in	habitat ntation, e species, and	negative impact on existing features or network links but capable of appropriate
develop reduce fragmer enhance native shelp de restorat to achie Biodive Plan tar maintair connect between infrastru. TPO Are there site or in adjacen by a Tre Preserv (TPO)? Green Will it in	habitat ntation, e species, and	negative impact on existing features or network links but capable of appropriate
reduce fragmer enhance native s help de restorat to achie Biodive Plan tar maintair connect betweer infrastru TPO Are ther site or in adjacen by a Tre Preserv (TPO)? Green Will it in	habitat ntation, e species, and	network links but capable of appropriate
fragmer enhance native so help de restorate to achie Biodive Plan tar maintair connect between infrastrut TPO Are there site or in adjacen by a Tre Preserve (TPO)? Green Will it in	ntation, e species, and	• • • • • • • • • • • • • • • • • • • •
enhance native so help de restorate to achie Biodive Plan tare maintaire connecte between infrastructors. TPO Are there is adjacent by a Tree Preserve (TPO)? Green Will it in	e species, and	mitigation
native s help de restorat to achie Biodive Plan tar maintair connect betweer infrastru TPO Are ther site or in adjacen by a Tre Preserv (TPO)? Green Will it in	species, and	
help de restorat to achie Biodive Plan tar maintair connect betweer infrastru. TPO Are there site or in adjacen by a Tre Preserv (TPO)? Green Will it in	•	
restorat to achie Biodive Plan tar maintair connect betweer infrastru TPO Are ther site or ir adjacen by a Tre Preserv (TPO)? Green Will it in	liver habitat	Assumptions for a neutral impact are that
to achie Biodive Plan tar maintair connect between infrastru. TPO Are the site or in adjacen by a Tre Preserv (TPO)? Green Will it in		existing features that warrant retention can
Biodive Plan tar maintail connect between infrastru TPO Are therefore site or it adjacen by a Tree Preserv (TPO)? Green Will it in	tion (helping	be retained or appropriate mitigation will be
Plan tar maintair connect between infrastru TPO Are there site or in adjacen by a Tre Preserv (TPO)? Green Will it in		achieved through the development process.
maintair connect between infrastru TPO Are their site or in adjacent by a Tree Preserv (TPO)? Green Will it in	rsity Action	
connect between infrastru TPO Are their site or in adjacent by a Tree Preserv (TPO)? Green Will it in	rgets, and	
TPO Are then site or in adjacen by a Tre Preserv (TPO)? Green Will it in		
TPO Are the site or in adjacen by a Tre Preserv (TPO)? Green Will it in	-	
TPO Are then site or in adjacen by a Tre Preserv (TPO)? Green Will it in	<u> </u>	
site or in adjacen by a Tre Preserv (TPO)?		
adjacen by a Tre Preserv (TPO)? Green Will it in	re trees on	GREEN = Site does not contain or adjoin
by a Tre Preserv (TPO)? Green Will it in	mmediately	any protected trees
Preserv (TPO)? Green Will it in	nt protected	
Green (TPO)?		
Green Will it in	ation Order	
Infrastructure access	nprove	AMBER = No significant opportunities or
	to wildlife	loss of existing green infrastructure capable
and gre	en spaces,	of appropriate mitigation
	delivery of	
and acc	ess to	Development would create minor
green		opportunities for new Green Infrastructure
infrastru	acture?	as the promoter proposes open space
		provision.
LANDSCAPE, TOWNSC		
Landscape Will it m	naintain and	AMBER = negative impact on landscape
enhanc	e the	character, incapable of mitigation.
diversity		
distincti	veness of	Minor Negative Impact (Development
landsca		conflicts with landscape character, minor
charact	er?	negative impacts incapable of mitigation) -
		The character of this part of the village is
		linear, with long rear gardens. Development
		of this site would create a large area of
		residential development in a cul-de-sac, in a
		prominent location, which would alter the
		current rural character and setting of the
		village and impact on the purposes and
		function of the Green Belt in this location.
Townscape Will it m	naintain and	AMBER = negative impact on townscape
enhanc	e the	character, incapable of mitigation.
diversity		onaractor, incapable of fillingation.
distincti		Character, moupable of miligation.
townsca		Minor Negative Impact (development
charact	y and veness of	· ·
through	y and veness of	Minor Negative Impact (development
distincti townsca		onaraotor, moapable or mitigation.
through	y and veness of ape	Minor Negative Impact (development conflicts with townscape character, minor

	appropriate design and scale of development?	linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on setting of Grade II listed Moretons Charity Almshouses to the east of the site as northern edge of site obscures rural context, views and backdrop for these buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables Flood Risk	Will it support the use of renewable energy resources? Is site at flood risk?	AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 726m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact

Traveller	the	
ITAVEIICI	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	R = >800m
District or	from the nearest	K = 2000III
Local Centre	District or Local	861m from the centre of the site to a point
Local Certife	centre?	along the High Street / B1049. Services and
	CCITIC:	facilities run a long way along Cottenham
		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000iii
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	> 000
35.1.00	centre or GP	915m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitioo	of key local	datisfactory magation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	

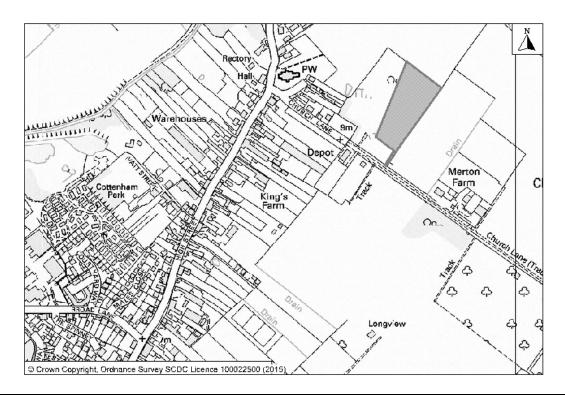
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
8449	shopping	vitality and viability of existing centres
	hierarchy,	limity and hazinty of omating control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Casala, as a at		RED = >3km
Employment -	How far is the	RED = >3KM
Accessibility	nearest main	4 Olymp A OF from a control of cita to Courtle
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	10/	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
, ,	capacity?	mitigated.
	, ,	· ·
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7 100 000111
School	school?	602m ACF from centre of site to Cottenham
3011001	3011001.	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary		provide new)
School	nearest secondary school?	Provide riew <i>)</i>
3011001	3010011	0.6km ACF from centre of site to Cottenham
TDANCDODT		Village College.
TRANSPORT	Mhattuac at aval-	DED. No eveling provision on a svaladay
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of

	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to	Total score of 17.
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		213m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.50km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	5,878m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints identified that cannot be fully mitigated
	highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the

		capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC241		
Consultation Reference numbers:		
Site name/address: The Woodyard Cottenha	am	

Мар:



Site description: The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.

Current use(s): Agricultural

Proposed use(s): Approximately 50 dwellings with public open space

(note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 1.22 ha:

Potential residential capacity: 25 dwellings (30 dph)

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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 Willer Willier 1000 of grado i and 2 land
20.70	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	·
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	

		•	
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		acinorea aneagir are acrosopinent processi
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
''	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
iiiiasiiaciaic	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
	iiiiasiiuciuie:		provision
I VNDSCVDE	TOWNSCAPE AND C	III TIIDAL HI	
Landscape	Will it maintain and	OLIGNALIII	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
			Significant Negative Impact (Development
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with
	Character?		· · · · · · · · · · · · · · · · · · ·
			significant negative impacts incapable of
			mitigation) - The land forms an important
			part of the setting of this part of historically
			sensitive part of Cottenham. Previous
			planning applications have been refused as
			development in this location would
			constitute a sporadic form of development,
			detached from the village, and would
			represent an intrusion into open
Townsons	Mill it maintain and		countryside.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		

	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open

		space as part of the development.
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	AWDEN - 1-JAIII
Facilities	sports facilities?	1.7km ACF from centre of the site to
raciiilles	sports facilities?	
Distance Disc	Harri famila tha	Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,577m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,176m from the centre of the site to a point
20001 0011110	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Centre		
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	D . 000m
		R = >800m
Service	nearest health	4.074 a. A.O.E. france according of all a La The
	centre or GP	1,071m ACF from centre of site to The
	service?	Cottenham Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	Tapanata by the transfer tall and addo
	communities?	Site does not relate well with the built area
	communico:	unless developed in conjunction with
		adjoining site 269 to the west.
	I	adjoining site 203 to the west.
FCONOMY		
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(0	I manalisate of the	and denotined O O C C C C
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	, ,, , , , , , , , , , , , , , , , , , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	6.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	contro.	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land		• •
Latiu	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	_	
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity		''''
	capacity?	mitigated.
		LIDDATE TI OLIIAA LA L
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	R = >800m
		IX = 2000III
Primary	nearest primary	

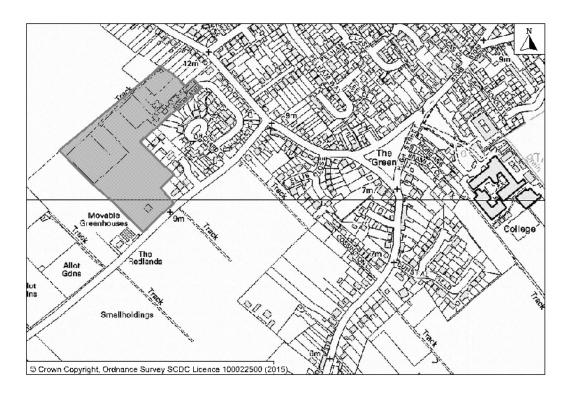
School	school?	1,521m ACF from centre of site to
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.7km ACF from centre of site to Cottenham
301001	SCHOOLS	Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
LIODT	lo though Ligh	facilities.
HQPT	Is there High Quality Public	AMBER = service meets requirements of high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an motanoss
	,	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	below
Score (SCDC)	been developed to consider access to	Total score of 10.
	and quality of	Total score of To.
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Diatanası bus		DD Daving 4.1.000m (0)
Distance: bus stop / rail		RR = Beyond 1,000m (0)
station		310m ACF from the centre of the site to the
otation.		nearest bus stop (X8).
		, ,
		1,142m ACF from the centre of the site to
		the nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 - less than hourly service.
Transport		7.0 1035 than hourly sorvice.
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		X8 - 34 Minutes from Cottenham to
City Centre		Cambridge.
		Citi 8 - 37 Minutes from Cottenham to
		Oili 0 - 31 Williais Holli Collellialli lo

		Cambridge.)
Distance for cycling to City Centre		A = 10km to 15 km (3) 10.13km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,586m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. The access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC260		
Consultation Reference numbers: 22 (I&O 2012)		

Site name/address: Land at Oakington Road, Cottenham

Map:



Site description: The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.

Note: the site has also been submitted as part of a larger site – as site 113.

Current use(s): Paddock / Arable Land

Proposed use(s): 100+ dwellings

Site size (ha): South Cambridgeshire: 4.90 ha

Potential residential capacity: 110 dwellings (30 dph)

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

	T	1
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10301703:	
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	CDEEN Minimal national national
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	/
	A14?	
Dellution	I.	AMPED Adverse imports conclused
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	location of oile ontranse.
	uses)?	
Contamination		GREEN = Site not within or adjacent to an
Contamination	Is there possible	•
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		<u> </u>
		development process, e.g. as part of
DIODIVEDOITY		Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN D
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	g. 505passi i to si ilisgligibio lilipasto
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
	1	

D: 1: ::			LAMBER D. I
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		domested unedgit and development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON I I I I I
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illinastractare:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LII	·
	Will it maintain and	OLIONALIII	AMBER = negative impact on landscape
Landscape			
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is very exposed to views across the
			flat, arable land of the Green Belt to the
			south, which is open to the Oakington Road
			frontage. The site has a rural character, and
			creates a soft edge at this entrance to the
			village. Development of this site, with its
			long plot depth would result in a cul-de-sac
			that is out of character with the rest of
			Cottenham and thus have a detrimental
			impact on the character of this linear
			•
Townsons	Mill it maintain and		approach to the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape character, incapable of mitigation.
			i character incapable of milioation
	enhance the		onaraotor, moapable of magation.
	diversity and		
			Minor Negative Impact (development conflicts with townscape character, minor

_		
	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of approach roads into
	and scale of	Cottenham.
	development?	o custima in
Green Belt	What effect would	GREEN = No impact or Minor positive
Green beit		
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Torrewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
FIUUU NISK	is site at 11000 fisk?	GREEN = Flood Zone 1 / low lisk
HUMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>
Open Space	Will it increase the	GREEN = Assumes minimum on-site
орон орасс	quantity and quality	provision to adopted plan standards is
		provided onsite
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
	•	Cottenham Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
. dominou	for children and	653m ACF from centre of the site to
		Cottenham Recreation Ground.
Cynny	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	3.5
2.00.00		

Local Centre	District or Local centre?	1,001m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R =>800m 1,077m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
•	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
Education	Is there sufficient	require investigation and possibly mitigation.
	education	RED = School capacity not sufficient, constraints cannot be appropriately
Capacity		
	capacity?	mitigated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	630m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	•
		0.8km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily

HQPT	Is there High Quality Public Transport (at edge	trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 364m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,197m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

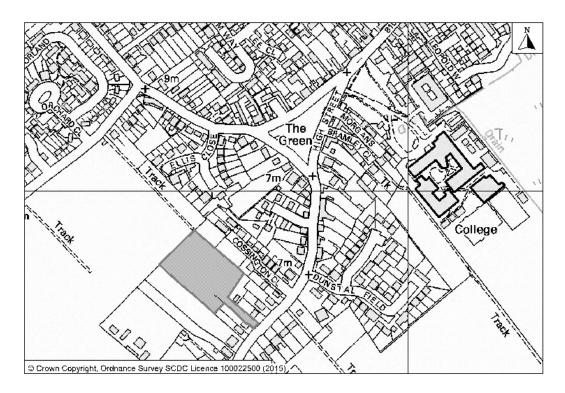
Site Information	
Development Sequence	Rural Centre
Sita rafaranca numbar(s): SC263	

Site reference number(s): SC263

Consultation Reference numbers: 26 (I&O 2012)

Site name/address: Land to the rear of 34 - 46 Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.

The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.

Note: there is significant overlap with site 123.

Current use(s): Hay Making

Proposed use(s): 55-95 dwellings

Site size (ha): South Cambridgeshire: 1.04 ha

Potential residential capacity: 21 dwellings (30 dph).

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land.
Land	development lead	7 mile i i i i grado i ana z iana.
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	
Contamination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a history of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvalGI	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	International and		
	International and		
	locally designated		
Die disserate:	sites)		CDEEN Development and there a
Biodiversity	Would		GREEN = Development could have a
	development reduce habitat		positive impact by enhancing existing
			features and adding new features or network links.
	fragmentation,		network links.
	enhance		Assumptions for a poutral impact are that
	native species, and help deliver habitat		Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible).
	inirastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		, , ,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The character of this part of the village is
			linear, with long rear gardens. Development
			of this site would create a large area of
			residential development in a cul-de-sac, in a
			prominent location, which would alter the
			current rural character and setting of the
			village and impact on the purposes and
-	AAPH 's ' s ' '		function of the Green Belt in this location.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Import (dovelopment
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor

	character, including through appropriate design and scale of development?	negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	ODEEN Assumes a military of
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 852m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact

_		
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	861m from the centre of the site to a point
Local Contro	centre?	along the High Street / B1049. Services and
	Contro	facilities run a long way along Cottenham
		High Street.
Diatanası Citu	How far is the site	R = >800m
Distance: City		R = >000111
Centre	from edge of	
	defined Cambridge	
D: 1 OD	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	007 105(
	centre or GP	867m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
_		
Community	Will it encourage	GREEN = Development would not lead to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
1		
1	and enable	the loss of any community facilities or
1	and enable engagement in	the loss of any community facilities or replacement / appropriate mitigation
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the
Facilities	and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Facilities	and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Facilities Integration with Existing	and enable engagement in community activities? How well would the development on	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Facilities	and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Facilities Integration with Existing	and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate with existing communities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40%
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
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Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

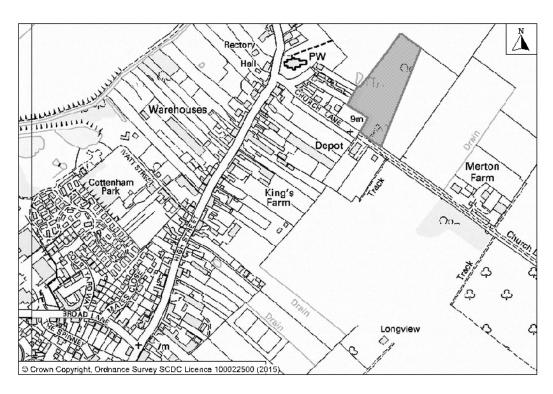
	Ι	Las no la companya de
	shopping	vitality and viability of existing centres
	hierarchy,	Davidana and consuld be consulded as a set of
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	DED. O
Employment -	How far is the	RED = >3km
Accessibility	nearest main	401 4054 4 4 4 9 4
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
Francis una a rat	Mould	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land, or deliver new	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	broadbaria.	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	miligatou.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	690m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This

		,
		comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail		GG = Within 400m (6)
station		269m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	5,694m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-

		motorised modes.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC269		
Consultation Reference numbers:		
Site name/address: Land adjacent to The Wo	oodvard, Cottenham	

Мар:



Site description: The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is adjacent to Site 241.

Current use(s): Pasture

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 1.42 ha

Potential residential capacity: 29 dwellings (30 dph)

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

	T	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1 . 2	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	Impact
	adverse	Davolanment unlikely to impact an air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A O N 4 A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
		·
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
0 1 1		ODEEN OF A SECOND
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Oustainable Drainage Oystems (Ouus).
	Will it conserve	GPEN - Doos not contain is not adiscont
Designated		GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	I locally designated	

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
Townscano	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape		Significant Negative Impact (Development

			A11		
Green Belt	character, including through appropriate design and scale of development?		conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. GREEN = No impact or Minor positive		
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes		
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.		
CLIMATE CHAN	NGE				
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.		
	HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		
Distance:	How far is the		AMBER = 1-3km		

Outdoor Sport	nearest outdoor				
Facilities	sports facilities?		1.6km ACF from centre of the site to		
i admities	sports racilities:		Cottenham Recreation Ground.		
Distance Play	How for in the				
Distance: Play	How far is the		RED = >800m		
Facilities	nearest play space		4.504.4054		
	for children and		1,524m ACF from centre of the site to		
	teenagers?		Cottenham Recreation Ground.		
Gypsy &	Will it provide for		AMBER = No Impact		
Traveller	the				
	accommodation				
	needs of Gypsies				
	and Travellers and				
	Travelling				
	Showpeople?				
Distance:	How far is the site		R = >800m		
District or	from the nearest				
Local Centre	District or Local		1,146m from the centre of the site to a point		
20001 0011110	centre?		along the High Street / B1049. Services and		
	contro.		facilities run a long way along Cottenham		
			High Street.		
Distance: City	How far is the site		R =>800m		
Centre			IX =>000III		
Centie	from edge of defined Cambridge				
	_				
	City Centre?				
Distance: GP	How far is the		R =>800m		
Service	nearest health		K =>000III		
Service			1 022m ACE from control of site to The		
	centre or GP		1,032m ACF from centre of site to The		
IZ I I	service?		Cottenham Surgery.		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
	of key local		A1 6 1950 1 6 1 6 1950		
	services and		No facilities lost, and no new facilities		
	facilities including		proposed directly as a result of the		
	health, education		development.		
	and leisure (shops,				
	post offices, pubs				
	etc?)				
Community	Will it encourage		GREEN = Development would not lead to		
Facilities	and enable		the loss of any community facilities or		
	engagement in		replacement / appropriate mitigation		
	community		possible		
	activities?		i l		
			No facilities lost, and no new facilities		
			proposed directly as a result of the		
			development.		
Integration	How well would the		AMBER = Adequate scope for integration		
with Existing	development on		with existing communities		
Communities	the site integrate				
Johnnandos	with existing		•		
	communities?				
ECONOMY					
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%		
(Cambridge)	pockets of income		most deprived Super Output Areas within		
(Jambilage)	T POOUCIS OF ITICOTTIE		most acprived Super Sutput Aleas withill		

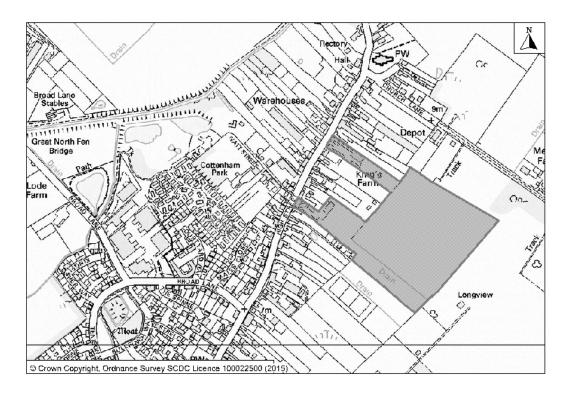
I	1	
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	Cambridge according to the Index of Multiple Deprivation 2010.
	development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient
	services and infrastructure, including communications infrastructure and broadband?	Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will
Education Capacity	Is there sufficient education capacity?	require investigation and possibly mitigation. RED = School capacity not sufficient, constraints cannot be appropriately mitigated.
		UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance:	How far is the	R = >800m
Primary School	nearest primary school?	1,478m ACF from centre of site to

		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.7km ACF from centre of site to Cottenham Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds. Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Sustainable	of site)? Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	ANDER = Score 10-14 Horn 4 Citiena below
Score (SCDC)	been developed to	Total score of 10.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus		R= Beyond 1,000m (0)
stop / rail station		231m ACF from the centre of the site to the
Station		nearest bus stop (X8).
		(1.6).
		1,108m ACF from the centre of the site to
		the nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 - less than hourly service.
παποροπ		7.0 1000 than ribury dorvide.
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport journey time to		X8 - 34 Minutes from Cottenham to
City Centre		Cambridge.
Jily 3011110		Cambridge.
		Citi 8 - 37 Minutes from Cottenham to
		Cambridge.
Distance for		A = 10km to 15 km (3)

cycling to City Centre		10.15km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,659m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC316			
Consultation Reference numbers:			
Site name/address: Land to rear of High Street, Cottenham			

Мар:



Site description: The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.

Current use(s): Residential, yard and agricultural

Proposed use(s): 100-150 dwellings

Site size (ha): South Cambridgeshire: 7.02 ha.

Potential residential capacity: 158 dwellings (30 dph)

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	·
	use of previously	The site includes residential properties and
	developed	yards, but this is a very small proportion of
	land?	the site.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	-

	hoot and mast	1
	best and most versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	•	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation
	problems if the site	Development would remove various
	is developed, as a	industrial / commercial type uses that
	receptor or	creates nuisance, resulting in minor benefits
	generator	in the local noise climate.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site was formerly used as
		a yard and may have contaminated land. Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
BIODIVERSITY	<u> </u>	Sustainable Drainage Systems (Suds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	1 addignated for	3. 13341 4104 Hill 50 401010p04 40

	T .		
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Distantoning	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		l lietwork links
			Assumentions for a noutral improve or are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	-		
	Preservation Order		
0	(TPO)?		ANADED No significant agreement with a second
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE :	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	OLI ONAL M	AMBER = negative impact on landscape
Lanuscape	enhance the		
			character, incapable of mitigation.
	diversity and		Minera Nie weitere I
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			loss of significant green backdrop.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		. g
	townscape		Significant Negative Impact (Development
	character, including		conflicts with townscape character, with
			<u> </u>
	through		significant negative impacts incapable of

Croon Balt	appropriate design and scale of development?	mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact (Development
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - site is within the Conservation Area, adjacent and close to several Grade II Listed Buildings along High Street, including where highway access will be provided. Loss of green backdrop will have a significant impact on their setting.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	carrier be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.3km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	1,269m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact

Dietense	How for in the site	D _ > 900m
Distance: District or	How far is the site	R = >800m
Local Centre	from the nearest District or Local	814m from nearest centre ACF (Cottenham,
Local Certife	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochile	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	77 - 100 000111
COLVIOC	centre or GP	735m ACF from centre of site to Cottenham
	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	realistation of management proposed.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large area of backland development within
ECONOMY		an area characterised by linear
ECONOMY Deprivation	Does it address	AMRER - Not within or adjacent to the 400/
Deprivation (Cambridge)	pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	watapic Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
-11.49	shopping	vitality and viability of existing centres
	hierarchy,	, , , , , , , , , , , , , , , , , , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	Tor Carribilitye,	indicator is likely to apply particularly to sites

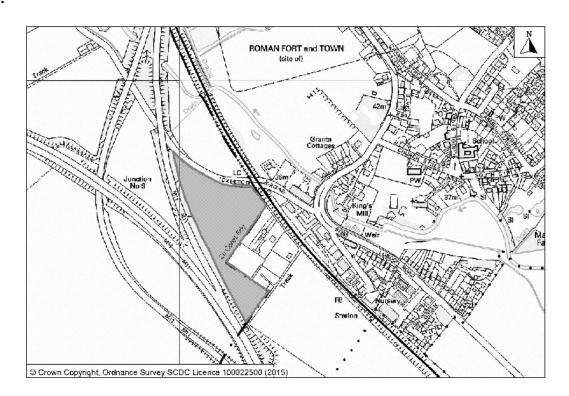
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment	5.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	CONTRO!	Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	Accumention that the word is in use for
	or deliver new employment land?	Assumption that the yard is in use for business use, which would mean that
	employment land:	development would have a minor negative
		effect on employment opportunities, as a
		result of the loss of existing employment
		land.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community services and	mitigation
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Electricity is likely to require reinforcement.
	infrastructure and	There is insufficient spare mains water
	broadband?	capacity within the distribution zone to
		supply the number of proposed properties which could arise if all the SHLAA sites
		within the zone were to be developed. Gas
		is likely to require reinforcement. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education capacity?	constraints cannot be appropriately mitigated.
	capacity:	miligated.
		School capacity not sufficient, but
		significant issues can be adequately
		addressed. Insufficient primary and
Distance	11afa = 1a. Os	secondary school capacity.
Distance:	How far is the nearest primary	R = >800m
Primary School	school?	1,188m ACF from centre of site to
30001	30.10011	Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
TDANCDODT		Village College.
TRANSPORT Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Noules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
1	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	1 (' ')
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		258m to nearest bus stop ACF (Cottenham,
		Pastures)
		785m to nearest bus stop ACF (Cottenham,
		Lambs Lane)
Frequency of		G = 20 minute frequency (4)
Public		, , ,
Transport		Less than hourly (106 Service)
		20 minute service (Citi 8)
Public		A = 31 to 40 minutes (3)
transport		A = 31 to 40 minutes (5)
journey time to		41-50 Minutes (Cottenham, Ivatt Street to
City Centre		Ely, Market Street)
Oity Contro		Lly, Warker Grooty
		36 Minutes (Cottenham, Lambs Lane to
		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		G = GMII (G)
Centre		9.81km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	>000
Station	proposed train	5,526m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	The state of the s
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. No capacity
		constraints identified, safe access can be
		achieved. Assumption is that a fairly large
		proportion of trips might reasonably be
		accommodated by the A14, but limitations
		on the county's network could result in
		localised diversionary trips on the A14 and
		M11 and this in turn may limit the capacity
		of these routes to accommodate new
		development. Conversely, these
	ļ	

		settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public	GREEN = Significant improvements to public transport, cycling, walking facilities
	transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC330			
Consultation Reference numbers:			
Site name/address: Land adjacent to Whiteways Tckleton Road Great Chesterford			

Мар:



Site description: The site is situated south of Ickleton Road on the western edge of Great Chesterford, on the district boundary. The site is located immediately to the east of the M11, at the point where the A11 joins, and west of the mainline railway line. To the south lies an isolated cluster of houses and additional land submitted for housing. The site comprises an agricultural field, largely surrounded by hedgerow, but open to the Ickleton Road frontage.

Current use(s): Agricultural

Proposed use(s): 60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation.

Site size (ha): South Cambridgeshire: 3.90 ha.

Potential residential capacity: 88 dwellings (30 dph)

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

	voractila	aita but all Crade 2
	versatile agricultural land?	site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	
		safeguarded area.
	economic mineral	A laws want of the citation within an area
	reserves?	A large part of the site is within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
20111121011		impact.
POLLUTION	\\\\-\\\\-\\\\-\\\\\\\\\\\\\\\\\\\\\\\	AMPED Other live and a second of the
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	6.4 11 11 11 11
	impact/worsening	Site lies near source of air pollution with
	of air quality?	minor negative impacts incapable of
		mitigation. Site lies adjacent to the M11 /
		A11 and mainline railway.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	20m ACF from edge of site to M11.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	The site is subject to traffic and railway
	is developed, as a	noise. Significant levels of ambient / diffuse
	receptor or	traffic noise dominant the environment both
	generator	during the day and night. This site requires
	(including	full noise and air quality assessments
	compatibility with	including consideration of any noise
	neighbouring	attenuation measures such as noise
	uses)?	barriers / berms.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	CHVII OHIHICHE:	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	Custamable Dramage Systems (Suus).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
C1100	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	greenspace. No or negligible impacts.
	LOUISEIVAUOII	

interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Will it maintain and enhance the diversity and distinctiveness of townscape Significant Negative Impact (Development process. AMBER = Development would have a negative impact on existing features or neutral impact integration and propropriate mitigation process. ASSUmptions for a neutral impact integration and existing features that existing features that existing features that existing features or neutral impact integration and propropriate mitigation provide mitigation measures would be achieved through the development process. RED = Significant Negative Impact (Development process.)		T	1	
Including International and locally designated sites) Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? AMBER = No significant opportunities or loss of existing greatures that warrant retention can be retained or appropriate mitigation will be achieved through the development process. GREEN = Site does not contain or adjoin any protected trees AMBER = No significant opportunities or loss of existing green infrastructure access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation measures would be achieved through the development process. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. CREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. RED = Significant negative impact on townscape character, or provide minor improvements) Neutral impact include that appropriate design and mitigation measures would be achieved through the development process. RED = Significant negative impact on townscape character, or satisfactory mitigation measures possible.		interest, and		
International and locally designated sites		1 0		
Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure? ARBER = No significant opportunities or loss of existing greatures or and the preservation of the preservati		(Including		
Sites Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO		International and		
Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure AMBER = No significant opportunities or loss of existing green infrastructure access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of Will it maintain and enhance the diversity and distinctiveness of Will it maintain and enhance the diversity and distinctiveneess of specific and distinctiveneess of adjusticent of the work		locally designated		
development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO		sites)		
reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation will be achieved through the development process. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation on any protected trees AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character. Assumptions for a neutral impact include that appropriate design and mitigation improvements) REED = Significant opportunities or loss of existing green infrastructure capable of being made compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	Biodiversity	Would		AMBER = Development would have a
fragmentation, enhance		development		negative impact on existing features or
enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Infrastructure Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. GREEN = Site does not contain or adjoin any protected trees GREEN = Site does not contain or adjoin any protected trees Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of landscape character. Will it maintain and enhance the diversity and distinctiveness of landscape character on an enutral impact include that appropriate design and mitigation measures would be achieved through the development process. RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.		reduce habitat		network links but capable of appropriate
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distinctiveness of	_	enhance the		townscape character, no satisfactory
		diversity and		mitigation measures possible.
townscape Significant Negative Impact (Development		distinctiveness of		
	1	townscape		Significant Negative Impact (Development

	character, including through appropriate design and scale of development?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Great Chesterford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.

D: (T., 6	4.00.000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,381m to Ickleton, Abbey Street)
		Within 800m of Great Chesterford Centre
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 800m
Service	nearest health	7. 100 000
0011100	centre or GP	633m ACF from centre of site to The Gold
	service?	Street Surgery – Great Chesterford Branch.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities		•
racilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last and as your facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communics	with existing	separated by non-residential land dises
	communities?	The site does not relate well to Great
	Communities:	Chesterford, separated from the built-up
		area by the mainline railway line on an
ECONOMY		embankment.
ECONOMY	Dana it - dala	ANADED - Net within an edit 11 11 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
99849	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and Hability of Oxioting Control.
	I incrarcity,	

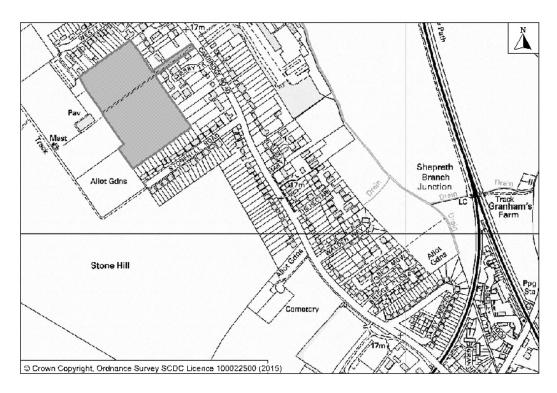
	T	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	milion indiade retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
		NED = >3KIII
Accessibility	nearest main	0.01 4.05 () () () () ()
	employment	6.3km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Ullilles	•	
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately initigated
	capacity?	Cabaal agnacity not sufficient, but significant
		School capacity not sufficient, but significant
5		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	653m ACF from centre of site to Great
		Chesterford Primary Academy.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.8km ACF from centre of site to Saffron
		Walden County High School.
TRANSPORT	1	- x
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Noules		less than 1.5m width with medium volume of
	routes are	
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	. , ,
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	2 233.3 13 13 13 11 1 3 11 10 11 W
		Total Score of 18
Score (SCDC)	been developed to	Total Score of 18.
		Total Score of 18.

	nublic transport	
	public transport,	
	and cycling. Scores	
	determined by the	
D: (four criteria below.	00 1454 : 400 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		
station		221m to nearest bus stop ACF (Great
		Chesterford, Station Turn)
Frequency of		R = Hourly service (2)
Public		
Transport		Hourly Service (Citi 7)
Public		GG = 20 minutes or less (6)
transport		
journey time to		19 Minutes (Great Chesterford, Station Turn
City Centre		to Saffron Walden, Station Street)
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		5.56km ACF to Saffron Walden
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	415m ACF from centre of the site to Great
	station?	Chesterford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7100000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	magadon.
	available capacity?	Minor negative effects incapable of
	available capacity!	mitigation. Access constraints - The
		Highway Authority has concerns over this
		site as it is very close to the main trunk
		network and therefore has the potential to
		impact on the working of the network as a
Non Os:	\A/: :4 : +	whole.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC005			
Consultation Reference numbers: 18 (I&O 2012)			

Site name/address: Land off Cambridge Road, Great Shelford

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Site description: The site is located on the north-western edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site is enclosed by existing residential development to the north, south and east, and by allotments and the Shelford Rugby Club to the west.

The site is a grassed field that is dissected by a concrete access road to the Shelford Rugby Club.

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

Proposed use(s): 150 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha

Potential residential capacity: 89 dwellings (30 dph)

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

	T. a. i. a.	1.0
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
Quality	development of the	impact
	sites result in an	paot
	adverse	Development unlikely to impact on air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A C N 4 A	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	005 405.4
	A14?	995m ACF from edge of site to M11.
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	training and competitive matches and
	generator	entertainment events and artificial lighting at
	(including	the adjacent Shelford Rugby Club.
	compatibility with	The state of the s
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Jonannialion	contamination on	area with a history of contamination
	the site?	area with a metery of contamination
Motor	<u> </u>	GPEEN - No impost / Canable of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Davidan seed to 19 1 / // / / / / / /
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts
	interest, and	1
	geodiversity?	
	(Including	
	International and	

	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Minor positive impact as there are some opportunities for enhancement and new features, including the planting of small copses and extending hedgerows into the site.
TPO	Are there trees on site or immediately adjacent protected		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	by a Tree Preservation Order (TPO)?		There are trees with Tree Preservation Orders in the private residential gardens along the boundaries of the site, which will not be directly affected by development of this site.
Green Infrastructure	Will it improve access to wildlife and green spaces,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	through delivery of and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 1	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and enhance the diversity and		AMBER = negative impact on landscape character, incapable of mitigation.
	distinctiveness of landscape character?		Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor
	character, including through appropriate design		negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village.

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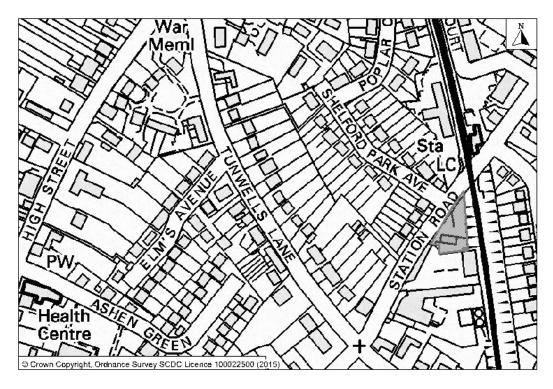
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	IX - 2000III
Certife	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	K =>000III
Service		1 106m ACE from control of site to Chalford
	centre or GP	1,486m ACF from centre of site to Shelford
Marri and	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No footision look and no new footision
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
0	etc?)	ODEEN David
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	5
	with existing	Distant from village centre.
500110107	communities?	
ECONOMY	l	LAMBED N. W. W. W. W. AND AND ADDITIONS OF THE PARTY OF T
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W. C.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
<u> </u>	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	

Employment - Land Employment - Vould development result in the loss of employment land, or deliver new employment land? Utilities Utilities infrastructure likely to be sufficient in key community services and infrastructure and broadband? Utilities infrastructure improvements required but constraints can be addressed. Development of this site is likely to require local and upstream reinforcement of the electricity network. 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. EED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: SHLAA update – primary school very constrained and no opportunity for expansion to meet demands of this development. Some additional capacity may be required at Sawston Village College. (Score changed from Amber to Red) Distance: Primary school School Distance: How far is the nearest primary school School School? Utilities infrastructure improvements required at Sawston Village College. (Score changed from Amber to Red) R = Sea0om 1.491m ACF from centre of site to Great & Little Shelford Primary School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public tran		employment	2.3km ACF from centre of site to Cambridge
Employment - Land Would development result in the loss of employment land, or deliver new employment land?			
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and broadband? Education Capacity Education capacity? Education Capacity Upon Instance: How far is the rearest primary School Distance: Primary School Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Village College. (Score changed from Amber to Red) Resultational Capacity may be required at Sawston Vi	Employment -		
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Distance: Secondary School Sch			Little Shelford Primary School.
School school? 4.5km ACF from centre of site to Sawston Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? 4.5km ACF from centre of site to Sawston Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 17	Distance:	How far is the	
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Symbol Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 17	Secondary	nearest secondary	
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 17	School	school?	
Cycle Routes What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances Sustainable Transport Scoring mechanism has been developed to RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 17			Village College.
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Quality Public Transport (at edge of site)? Sustainable Transport Transport Score (SCDC) High quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 17	HOPT	Is there High	
Transport (at edge of site)? Sustainable Scoring mechanism has Score (SCDC) Transport Total score of 17 All instances GREEN = Score 15-19 from 4 criteria below Total score of 17	11001	_	· · · · · · · · · · · · · · · · · · ·
of site)? Sustainable Scoring GREEN = Score 15-19 from 4 criteria below mechanism has Score (SCDC) been developed to Total score of 17		_	
Sustainable Scoring GREEN = Score 15-19 from 4 criteria below mechanism has Score (SCDC) Score (SCDC) Scoring GREEN = Score 15-19 from 4 criteria below Total score of 17			
Transport mechanism has Score (SCDC) been developed to Total score of 17	Sustainable	,	GREEN = Score 15-19 from 4 criteria below
Score (SCDC) been developed to Total score of 17			
consider access to			Total score of 17
		consider access to	

	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		268m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		33 Minutes from Great Shelford to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.17km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	1,522m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network,	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	where there is available capacity?	Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. The promoter has advised that the existing access to the site would be upgraded as part of any development proposal.
Non-Car Facilities	Will it make the	AMBER = No impacts
racilities	transport network safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC 031		
Consultation Reference numbers:		
Site name/address: The Railway Tavern, Station Road, Great Shelford		

Мар:



Site description: The site is located in the centre of Great Shelford. The site is triangular and is enclosed by existing commercial / industrial units to the south, the railway line to the east with existing residential development beyond, and by residential development along Station Road to the west.

The site is occupied by a vacant public house with small garden behind and car park, and is largely screened from the railway line by trees and hedges. The public house closed in September 2009.

Current use(s): The site is occupied by a vacant public house and car park.

Proposed use(s): 13 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 0.12 ha

Potential residential capacity: 13 dwellings (108 dph, based on planning permission granted in October 2011).

LAND			
PDL	Would	GREEN = Entirely on PDL	
	development make		
	use of previously		
	developed		

	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
· · · · · · · · · · · · · · · · · · ·	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1.000.700.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact
	sites result in an	F
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some possible noise and vibration
	receptor or	from adjacent railway line which should be
	generator	possible to mitigate. Also potential noise
	(including	from neighbouring office buildings that
	compatibility with	would require investigation and may require
	neighbouring	offsite mitigation.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		-
		The site has previously been subject to a
		preliminary contamination assessment and
		would require further site investigation.
		Potential for minor benefits through
14/-1	AACH 'Caaa' C	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (SuDS).
BIODIVERSITY			· · · · · · · · · · · · · · · · · · ·
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 7	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
	character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a

Green Belt Heritage CLIMATE CHANC Renewables Flood Risk HUMAN HEALTH	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation		neutral impact include that appropriate design and mitigation measures would be achieved through the development process. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with loca townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. GREEN = No impact or Minor positive impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some impact on the setting of the Conservation
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Heritage Heritage CLIMATE CHANC Renewables Flood Risk f	the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		impact on Green Belt purposes GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
Heritage Heritage CLIMATE CHANC Renewables Flood Risk HUMAN HEALTH	this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
Heritage Heritage CLIMATE CHANCE Renewables Flood Risk HUMAN HEALTH	Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
Heritage Heritage CLIMATE CHANCE Renewables Flood Risk HUMAN HEALTH	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
Heritage f f f f f f f f f f f f f f f f f f	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
CLIMATE CHANG Renewables Flood Risk I HUMAN HEALTH	enhance sites, features or areas of historical, archaeological, or cultural interest (including		such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
CLIMATE CHANG Renewables Flood Risk I HUMAN HEALTH	enhance sites, features or areas of historical, archaeological, or cultural interest (including		such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Some
CLIMATE CHANCE Renewables Flood Risk HUMAN HEALTH	historical, archaeological, or cultural interest (including		Neutral impact (existing features retained, or appropriate mitigation possible). Some
CLIMATE CHANCE Renewables Flood Risk f	archaeological, or cultural interest (including		Neutral impact (existing features retained, or appropriate mitigation possible). Some
CLIMATE CHANCE Renewables Flood Risk f	archaeological, or cultural interest (including		or appropriate mitigation possible). Some
CLIMATE CHANCE Renewables Flood Risk f	cultural interest (including		or appropriate mitigation possible). Some
CLIMATE CHANCE Renewables Flood Risk f	(including		
CLIMATE CHANCE Renewables Flood Risk f	` •		
CLIMATE CHANCE Renewables Flood Risk f	CONSCIVATION		Area. Archaeological potential will require
CLIMATE CHANCE Renewables Flood Risk f	areas, listed		further information but the assumption for a
CLIMATE CHANCE Renewables Flood Risk f	•		
CLIMATE CHANCE Renewables Flood Risk HUMAN HEALTH	buildings,		neutral impact is that it is likely appropriate
CLIMATE CHANCE Renewables Flood Risk f	registered parks		mitigation can be achieved through the
CLIMATE CHANCE Renewables Flood Risk f	and gardens and		development process.
CLIMATE CHANCE Renewables Flood Risk Flood Risk HUMAN HEALTH	scheduled		
Renewables I Flood Risk I HUMAN HEALTH	monuments)?		
Flood Risk I			
Flood Risk I	Will it support the		AMBER = Standard requirements for
Flood Risk I	use of renewable		renewables would apply
HUMAN HEALTH	energy resources?		
HUMAN HEALTH	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
Open Space \	I AND WELL BEING	j	
	Will it increase the		GREEN = Assumes minimum on-site
·			
			· ·
			F12.1300 0.10110
			GREEN = <1km or onsite provision
			ONLER - Chan of offsite provision
-	How far is the		0 Ekm ACE from control of the cite to Creat
raciiil e s S	How far is the nearest outdoor		
Distance Di	How far is the		Lanelloro Recreation Ground
,	How far is the nearest outdoor sports facilities?		
	How far is the nearest outdoor sports facilities? How far is the		AMBER = 400 -800m
f	How far is the nearest outdoor sports facilities?		
Distance: If Outdoor Sport If Secilities If Secolities If			

	teenagers?	Shelford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 2
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	426m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	388m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	Development would result in the loss of
	facilities including	existing facilities, minor negative impact.
	health, education	The site has planning permission for
	and leisure (shops,	residential development, the pub has been
	post offices, pubs	closed since 2009 and there are other local
	etc?)	pubs.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
FOOMOTE:	communities?	
ECONOMY	Dana Wasalah	ANDED Not within an allege of the ACCO
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	

	I danalar mark	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W. C. LL. CO.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	AMPER
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
		which include retail, offices, or leisure uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
	44.	sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance	How far is the	A _ 400
Distance:		A = 400 - 800m
Primary	nearest primary school?	721m ACE from control of cita to Croot 9
School	SCHOOL!	721m ACF from centre of site to Great &
Diotones	How for is the	Little Shelford Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	O Olem A CE from pointing of alterior Course
School	school?	2.9km ACF from centre of site to Sawston
TDANODODT		Village College.
TRANSPORT	Mh at tue continue	DED. No eveline manufation on a successive
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 19 UPDATE: Score changed from 18 to 19 to reflect changed Frequency of public transport score
Distance: bus stop / rail station		GG = Within 400m (6) 152m ACF from the centre of the site to nearest bus stop (Citi 7). 114m ACF from the centre of the site to train station.
Frequency of Public Transport		A = 30 minute frequency (3) Bus has a 20 minute service. Train has an 30 minute to hourly service. UPDATE: Score changed from Hourly (2) to
Public transport journey time to City Centre		30 minute frequency. GG = 20 minutes or less (6) Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 6.50km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	G = <400m 115m ACF from centre of site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new

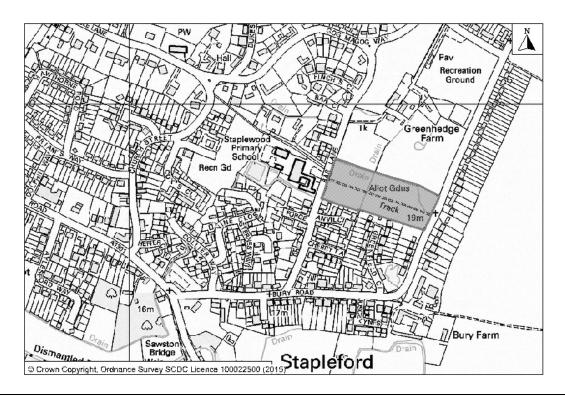
transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.
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Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC 033	

Consultation Reference numbers:

Site name/address: Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)

Map:



Site description: The site is located in Stapleford. It is to the south of Greenhedge Farm and is bounded to the west by Bar Road and to the east by Haverhill Road. Stapleford Community Primary School is located on Bar Road immediately west of the site. To the south of the site there is housing with gardens.

The site comprises mostly of allotments The north-east corner of the site is grassland rather than allotments and there is a pond/earthworks located here.

A track bisects the site providing access to the allotments from both road boundaries.

The site is to the south of three other registered sites within Stapleford (Sites 139, 140 and 141).

Current use(s): Allotments

Proposed use(s): A village extension i.e. a development adjoining the existing village development framework boundary

Site size (ha): South Cambridgeshire: 1.91 ha.

Potential residential capacity: 52 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
	land?	
Agricultural	Would	CREEN - Noutral Dovelopment would not
Land	development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Lanu	to the loss of the	allect grade i allu z lallu.
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	Impact
	adverse	Development unlikely to impact on air
1	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
1	contamination on	area with a history of contamination
	the site?	
		The site is used as allotments so may have
		contaminated land. Potential for minor
		benefits through remediation of minor
\\/_t=:	1A/:II :4 := := (= - (contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Davidanment unlikeliste effect water week
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
BIODIVERSITY	<u>, </u>	Sustainable Drainage Systems (Suds).
	Will it conserve	GREEN = Does not contain, is not adjacent
Designated Sites	protected species	to designated for nature conservation or
OILES	Thiorecien sheries	to designated for flature conservation of

	T		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadivaraity	sites)		AMPED Development would have a
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		and a serious more processing pro
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		AMBER
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Within the northern boundary hedgerow are
	Preservation Order		a group of trees, which have a TPO on
	(TPO)?		them. They consist of 2 ash and 1 field
			•
			maple. Since they are on the edge of the
			site they could be protected if the site were
			to be developed.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	minastructure?		
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
•	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		-
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Siluiuotoi :		the site is an important area of open green
			space used for allotments that reflects the
			rural character of the village and its

			separate farmsteads.
Townscane	Will it maintain and		
Townscape	enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		
			improvements)
	townscape		Noutral impact (ganorally compatible, or
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design and scale of		townscape character). Assumptions for a
	development?		neutral impact include that appropriate design and mitigation measures would be
	development:		achieved through the development process.
			achieved infought the development process.
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		1 - 1
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including		adverse impact on setting of listed buildings.
	conservation		Archaeological potential will require further
	areas, listed		information but the assumption for a neutral
	buildings,		impact is that it is likely appropriate
	registered parks		mitigation can be achieved through the
	and gardens and		development process.
	scheduled		
	monuments)?		
CLIMATE CHA			LAMBED OF L. L. C.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		00-511 51 15 17
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		Flood Zone 4 and no drainers issues that
			Flood Zone 1 and no drainage issues that
ΗΙΙΜΑΝ ΗΕΔΙ	⊥ ΓH AND WELL BEING	<u> </u>	cannot be appropriately addressed
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Sport Opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		provided enough
	space?		Neutral impact (existing features retained or
	σρασσ.		appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		2.1.2.1. The state providen
Facilities	sports facilities?		0.3km ACF from centre of the site to
	aporto idollitico.		Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		0.122.1
	for children and		219m ACF from centre of the site to

	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,395m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
		There is a smaller and more limited cluster
		of services and facilities in Stapleford closer
		to the site (~500m).
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,397m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	RED = Development would result in loss of
Facilities	quality and range	an existing facilities, major negative impact.
	of key local	Development would requit in less of evicting
	services and	Development would result in loss of existing
	facilities including	facilities, major negative impact. Loss of
	health, education	well used allotments. May be possible to
	and leisure (shops,	mitigate if replacement site found.
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
. doillios	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

		1
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	vitality and viability of existing centres
	,	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
 	employment	3.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	bioaubaliu!	
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed
Distance:	How far is the	G = <400m
		0 - 2400111
Primary	nearest primary	470m AOE from control of all a 1 - 01 and 1
School	school?	178m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT	1	·
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
11011	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	GREEN = Score 15-19 Horn 4 Criteria below
Transport		Total coops of 45
Score (SCDC)	been developed to	Total score of 15
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
D: /		0 Will: 000 (4)
Distance: bus stop / rail		G = Within 600m (4)
station		154m ACF from the centre of the site to
		nearest bus stop (31 service).
		(5. 33. 133)
		500m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		(1)
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		ŭ
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		7.14km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,119m ACF from centre of the site to Great
3.0	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	issimina that same bo rany mingator
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
i aciiilicə	safer for public	The Highway Authority will require now
	<u> </u>	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from

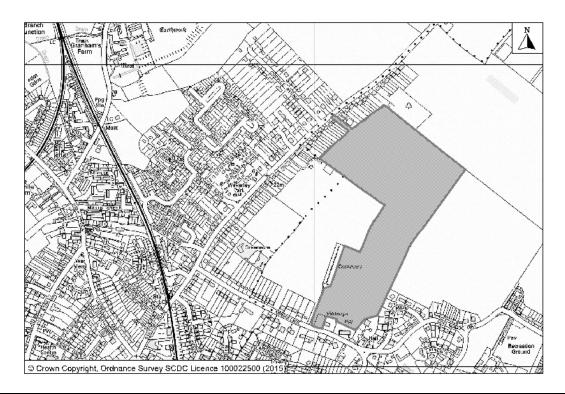
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC 041	

Consultation Reference numbers:

Site name/address: Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)

Map:



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery.

The site consists of agricultural fields with some hedges and trees along the boundaries.

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

Proposed use(s): 676 dwellings with allotments

Site size (ha): South Cambridgeshire: 16.93 ha

Potential residential capacity: 254 dwellings (30 dph)

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

	versatile		site including Grade 2.	
	agricultural land?		Site including Grade 2.	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	
	sterilisation of		safeguarded area.	
	economic mineral			
	reserves?			
POLLUTION	Tar in			
Air Quality	Would the		AMBER = Site lies near source of air	
	development of the sites result in an		pollution, or development could impact on air quality adverse impacts	
	adverse		all quality adverse impacts	
	impact/worsening		Development could impact on air quality,	
	of air quality?		with minor negative impacts incapable of	
	. ,		mitigation. The site is of a significant size	
			and there is a potential for an increase in	
			traffic and static emissions that could affect	
			local air quality.	
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or	
	near to an AQMA, the M11 or the		A14	
	A14?			
Pollution	Are there potential		GREEN = No adverse effects or capable of	
	Odour, light noise		full mitigation	
	and vibration		ŭ	
	problems if the site		Development compatible with neighbouring	
	is developed, as a		uses. Some minor to moderate additional	
	receptor or		road traffic noise generation on existing	
	generator		residential due to development related car	
	(including		movements but dependent on location of site entrance - Mingle Lane / Station Road.	
	compatibility with neighbouring		Site entrance - Mingle Lane / Station Road.	
	uses)?			
Contamination	Is there possible		GREEN = Site not within or adjacent to an	
	contamination on		area with a history of contamination	
	the site?			
Water	Will it protect and		GREEN = No impact / Capable of full	
	where possible		mitigation	
	enhance the quality of the water		Development unlikely to offeet water quality	
	environment?		Development unlikely to effect water quality. Assumptions for a neutral impact are that	
	OHVIIOHIIIOHE:		appropriate standards and pollution control	
			measures will be achieved through the	
			development process, e.g. as part of	
			Sustainable Drainage Systems (SuDS).	
BIODIVERSITY				
Designated	Will it conserve		GREEN = Does not contain, is not adjacent	
Sites	protected species		to designated for nature conservation or	
	and protect sites designated for		recognised as containing protected species, or local area will be developed as	
	nature		greenspace. No or negligible impacts	
	conservation		greenspace. No or negligible impacts	
	interest, and			
	geodiversity?			
	(Including			

	Internal Control		
	International and		
	locally designated		
<u> </u>	sites)		11175
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		-
	by a Tree		There are some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (development
	character?		conflicts with landscape character,
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in further encroachment of the built
			area into the strongly rolling chalk hills rising
			from the village edge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		s.a. astor, moapasio or magaaom
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.
	Lappropriate design		iineai unaiautei ui tiiis aita ui viilayt.

	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on Green
Green ben	the development of		Belt purposes
	this site have on		Delt pulposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
Пептаде	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		magaaon
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- the site is part of the settings of listed
	buildings,		buildings and the Great Shelford
	registered parks		Conservation Area. Archaeological potential
	and gardens and		will require further information but it is likely
	scheduled		appropriate mitigation can be achieved
	monuments)?		through the development process.
CLIMATE CHAI			g g g g
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		Transfer to and apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Assume onside provision as site of over 200
			dwellings, which would be required to
			deliver on site facilities to meet policy.
			0.01 4.05 () (1) (1)
			0.6km ACF from centre of the site to
Dietonas Dis	How for is the		Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		Assume enoide provision as site of succession
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			528m ACF from centre of the site to
			Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		ANDEN - NO IIIIPaul
Travellel	accommodation		
Į	accommodation		

	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,286m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochile	defined Cambridge	
	City Centre?	
	Oity Certife:	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,247m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	Table 1019 1111 against proposed,
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Allotments
	health, education	are proposed as part of the development.
	and leisure (shops,	are proposed as part of the development.
	post offices, pubs	
	etc?)	
Community	· · · · · · · · · · · · · · · · · · ·	CDEEN Dayslanment would not load to
Community Facilities	Will it encourage	GREEN = Development would not lead to
racillues	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No feether lest and as a sector allocation
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site which wraps around two other
		sites, leaving an undeveloped area in the
		middle unless sites 212 and 207 are also
		developed.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	· '
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
1		
	result in	l I
	result in development in	

	I de construit de la construit	
	deprived wards of	
Oh an is is a	Cambridge?	ODEEN No effections 11 10
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	7
7.00000	employment	2.5km ACF form centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment	Would	G = No loss of employment land / allocation
Employment -		
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Major utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	reinforcement of the gas network. There is
	broadband?	insufficient spare mains water capacity
		within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. Development of this
		site is likely to require local and upstream
		reinforcement of the electricity network. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	constraints can be apprepriately mangated
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
D: 4		• • •
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	639m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.8km ACF from centre of site to Sawston
		Village College.
TRANSPORT	ı	Timago conogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules		less than 1.5m width with medium volume of
	routes are	
ı		
	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local

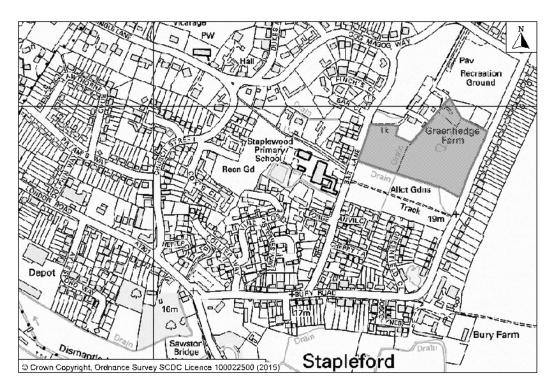
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
11001	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	·	AMBER = Score 10-14 from 4 criteria below
	Scoring mechanism has	AWIDER = Score 10-14 Horn 4 Chileria below
Transport		Total accus of 40
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		R = Within 1,000m (2)
stop / rail		000 1057 11 11 11 11
station		393m ACF from the centre of the site to
		nearest bus stop (31 service).
		070m ACE from the control of the cite to
		878m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Fraguenav of		. ,
Frequency of Public		G = 20 minute frequency (4)
Transport		31 service - Less than hourly service.
Transport		27 SOLVIOS ESSE MAIN HOSING SOLVIOS.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.41km ACF from the centre of the site to
		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	828m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	or cycling facilities!	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
	1	uno one would result in minor improvement

	to public transport, walking or cycling
	facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC 139	
Consultation Reference numbers:	

Site name/address: Land east of Bar Lane and South of Gog Magog Way

Мар:



Site description: The site is located in Stapleford. The northern boundary of the site wraps around Greenhedge Farm to the west and further east along this boundary is a large open space with tennis courts that is Stapleford recreation ground. Allotments are to the south of the site. Bar Lane forms the boundary to the west and Haverhill Road to the east. Both these roads have residential properties along them.

The site comprises two paddocks divided from north to south by a hedgerow. The western paddock consists of pastureland surrounded by hedges on all sides. The larger paddock to the east consists of pastureland with a pond in the middle. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm which have an access road from the farm complex.

This site combines Sites 140 and 141. (Site 141 is the western section and Site 141 the eastern section). Site 033 is adjacent to the southern boundary

Current use(s): Paddocks

Proposed use(s): Up to 30 dwellings with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 2.80 ha.

Potential residential capacity: 63 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL
	development make		
	use of previously		
	developed		
	land?		
Agricultural	Would		GREEN = Neutral. Development would not
Land	development lead		affect grade 1 and 2 land.
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		•
	reserves?		
POLLUTION	•		
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		Development commetible with a circle coming
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses.
	receptor or		
	generator		
	(including		
	compatibility with neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
	the one.		proposed development (potential to achieve
			benefits subject to appropriate mitigation)
		·	benome subject to appropriate magation,
			The site is in agricultural / farm use so may
			have contaminated land. Potential for minor
			benefits through remediation of minor
			contamination
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		Č
	of the water		Development unlikely to affect water quality.
	environment?		Assumptions for a neutral impact are that

		appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	AMBER = Any adverse impact on protected trees capable of appropriate mitigation Within the southern boundary hedgerow are a group of trees, which have a TPO on them. There are four protected individual ash trees in the hedgerow that runs from north to south that divides the site in half; Several trees are within the hedge slightly south of Greenhedge Farm; A walnut and an ash tree are protected in the hedge adjacent to Greenhedge farm; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden; A willow tree is growing slightly away from the hedge near to Greenhedge Farm; Near to the farm buildings in the north of the site is a protected ash tree; Two willow trees are protected that are growing by the pond in the paddock that forms the east of the site; An ash tree is protected which stands in

			isolation in the middle of the southern nort
			isolation in the middle of the southern part of the eastern paddock.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	initastructure?		·
			that appropriate design and mitigation
			measures would be achieved through the
LANDCCADE	FOWNICOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -If
			the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects
			the rural character of this part of the village.
			The site is enclosed farmland.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townsoapo	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvements)
	character, including		Minor Negative Impact (development
	_		
	through		conflicts with townscape character, minor
	appropriate design		negative impacts incapable of mitigation) -
	and scale of		Both paddocks that make up the site bring a
	development?		very distinct rural character into this part of
			Stapleford bringing an intrusion of
			countryside into the urban form of the
0 5 "	1A/II ((()))		village.
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) – site
	conservation		forms an important part of the setting of
	areas, listed		Listed buildings in Bar Lane and its
	buildings,		development would result in loss of
	registered parks		openness and functional rural setting.
	and gardens and		Some adverse impact on setting of listed

	T	
	scheduled monuments)?	buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk
LIIMAN LEALT	H AND WELL BEING	Flood Zone 1 and no drainage issues that cannot be appropriately addressed
		GREEN = Assumes minimum on-site
Open Space	Will it increase the quantity and quality of publically accessible open	provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space for children and teenagers?	127m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 1,430m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	R =>800m 1,427m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).

	1	
	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities
		proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 3.1km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient

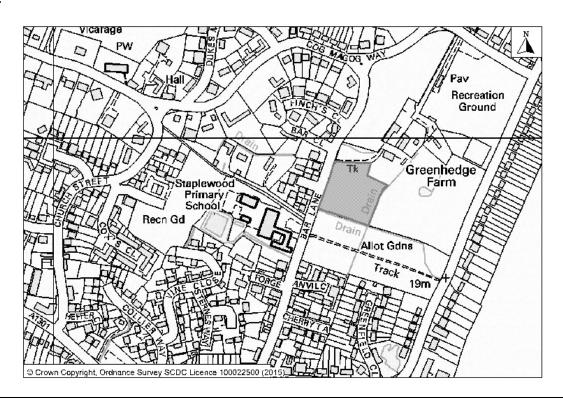
	services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School Distance: Secondary	How far is the nearest primary school? How far is the nearest secondary	G = <400m 212m ACF from centre of site to Stapleford Primary School. A = 1 to 3 km
School TRANSPORT	school?	2.2km ACF from centre of site to Sawston Village College.
	What type of avole	PED – No eveling provision or a evel lane
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station		G = Within 600m (4) 106m ACF from the centre of the site to nearest bus stop (31 service). 569m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport		G = 20 minute frequency (4) 31 service - Less than hourly service. Citi 7 - 20 minute service.

Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 bus service takes 19 minutes from Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		7.07km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,125m ACF from centre of the site to Great
Δ.	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
N. 0	available capacity?	AMBER N
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling facilities.
İ		raciiities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC140	
Consultation Reference numbers:	

Site name/address: Land east of Bar Lane and South of Gog Magog Way, Stapleford

Мар:



Site description:

The site is located in Stapleford to the south of Greenhedge Farm. Bar Lane forms the boundary to the west. A hedge forms the eastern boundary with adjoining pastureland. To the south of the site are allotments. The site consists of pastureland. There are hedges enclosing the site on all sides

This site is adjacent to Site 141 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary.

Current use(s): Paddock

Proposed use(s): Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 0.72 ha

Potential residential capacity: 15 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site is in agricultural / farm use so may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		notwork links
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		
	to achieve		be retained or appropriate mitigation will be achieved through the development process.
			achieved infough the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		AMPER
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are four protected individual ash trees
	Preservation Order		in the hedgerow that divides the site from
	(TPO)?		the adjacent field to the east; There are two
			pine and one ash trees growing on the
			northern boundary close to Greenhedge
			Farm garden.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		, , , , , , , , , , , , , , , , , , , ,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) - If
	S.Ididotoi i		the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects
			organicant open green space which reflects

		the rural character of this part of the village. The site is enclosed farmland.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the diversity and	character, incapable of mitigation.
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	Paddock bring a very distinct rural character
	appropriate design	into this part of Stapleford bringing an
	and scale of	intrusion of countryside into the urban form
	development?	of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
Orcen Ben	the development of	purposes
	this site have on	purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
ricitage	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacts capable of appropriate mitigation
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
	areas, listed	·
	•	Listed buildings in Bar Lane and its development would result in loss of
	buildings,	
	registered parks	openness and functional rural setting.
	and gardens and scheduled	Some adverse impact on setting of listed buildings. Archaeological potential will
	monuments)?	require further information but the
	monuments):	·
		assumption for a neutral impact is that it is likely appropriate mitigation can be
		, , , ,
CLIMATE CHA	NOT	achieved through the development process.
Renewables		AMBER = Standard requirements for
1/CHEWADIES	Will it support the use of renewable	renewables would apply
		reflewables would apply
Flood Risk	energy resources? Is site within at	GREEN = Flood Zone 1 / low risk
FIUUU KISK	flood risk?	GREEN = Flood Zone 1 / low lisk
	11000 TISK?	Flood Zone 1 and no drainage issues that
		Flood Zone 1 and no drainage issues that
	 .TH AND WELL BEING	cannot be appropriately addressed
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Noutral impact (eviation factures natalised an
	space?	Neutral impact (existing features retained or
		appropriate mitigation). Promoter willing to
		release land for some additional open
		space. This land is currently allocated for
		recreational use in Site Specific Polices
Dieteras	How for in the	DPD.
Distance:	How far is the	GREEN = <1km or onsite provision

Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	- ONE_N 100
	for children and	183m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WIBER - No Impact
114101101	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,352m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,349m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	No facilities lost, and no new facilities
Facilities	and enable	proposed directly as a result of the
	engagement in	development.
	community	
Integration	activities?	DED - Limited scape for integration with
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on the site integrate	existing communities / isolated and/or separated by non-residential land uses
Communities	with existing	separated by hon-residential land uses
	communities?	Site does not relate well with the built area
	COMMUNICO!	unless developed in conjunction with
		adjoining site 033 to the south.
ECONOMY		adjoining the too to the south.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(54511490)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	= op
L	1	

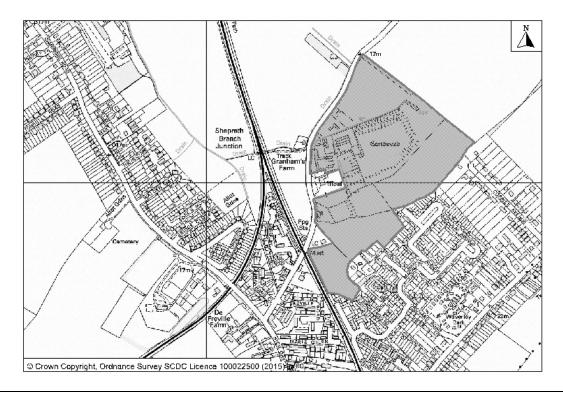
	A la la a	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.1km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
' '	capacity?	
	. ,	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	140m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.2km ACF from centre of site to Sawston
20.100.	33.13311	Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0.0 10000	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	מטטפטטוטוב וובמו נט	tramo. Traving to Gross a busy junction with

	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances.
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 15.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail station		184m ACF from the centre of the site to
Station		nearest bus stop (31 service).
		Theatest bus stop (31 service).
		505m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		, , , , , , , , , , , , , , , , , , , ,
Transport		31 service - Less than hourly service.
·		ŕ
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		7.071 4.05 (11) (11) (11)
Centre		7.07km ACF from the centre of the site to
D: (11 (' 1 1 2	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	1.040m ACE from control of the cita to Cont
Station	proposed train	1,049m ACF from centre of the site to Great
Λοοοςς	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
Non-Car	available capacity? Will it make the	AMRER - No impacts
Non-Car Facilities		AMBER = No impacts
ı acııılı c s	transport network	The Highway Authority will require new
	safer for public	The Highway Authority will require new development to provide or contribute to the
	transport, walking or cycling facilities?	provision of infrastructure to encourage
	or cycling facilities?	· · · · · · · · · · · · · · · · · · ·
		more sustainable transport links both on

	and off site. Provision or contribution from
	this site would result in minor improvement
	to public transport, walking or cycling
	facilities.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC145			
Consultation Reference numbers:			
Site name/address: Land at Granhams Farm, Great Shelford			

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and borders open countryside to the north west (beyond Granhams Road) and north east. The site adjoins residential development to the south east and the railway line to the south west. A cycle path runs alongside the railway line.

The site includes existing residential properties including a row of listed cottages and a listed former dovecote that is now a dwelling, however it excludes Granhams Farm House (40 Granhams Road) including its garden and moat, and The Shepherds Cottage (26 Granhams Road). The site includes a cluster of former agricultural buildings that have been converted to commercial uses, accessed off Granhams Road.

The remainder of the site is open fields divided by hedges and trees and the site is largely screened from Granhams Road by a mixture of trees, hedges, fences and walls.

A drain that starts from a spring within the site dissects the northern section of the site.

Current use(s): The site is currently in agricultural, residential and commercial use.

Proposed use(s): Up to 100 dwellings

Site size (ha): South Cambridgeshire: 17.54 ha.

Potential residential capacity: 263 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
. 52	development make	1125 1100 0111 52
	use of previously	A small portion of the site is previously
	developed	developed land including residential
	land?	properties and commercial buildings.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 WIDER - Willion 1000 of grade 1 and 2 land
20.10	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - a large
	versatile	proportion of the site is Grade 2.
	agricultural land?	propertien of the one is Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	oaloguaruou aroa.
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
		·
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible noise and vibration
	receptor or	from nearby railway but possible to mitigate.
	generator	Assume that agricultural / commercial
	(including	buildings within the site that may create
	compatibility with	noise and odour issues would be removed,
	neighbouring	therefore resulting in minor benefits.
Contonination	uses)?	ANADED Cite portially within an editorout to
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		The site would require investigation due to
		The site would require investigation due to its existing agricultural / commercial uses.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalGI	where possible	mitigation
	enhance the quality	Imagadon
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
	EUMIOUILIEUR!	Assumptions for a neutral impact are that

BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) Biodiversity Would development reduce habitat fragmentation, enhance native species, and help deliver habitat for sustainable Drainage Systems (SuDS). GREEN = Does not contain, is not adjace to designated for nature conservation or recognised as containing protected species to designated for nature conservation or recognised as containing protected species or local area will be developed as greenspace. No or negligible impacts RED = Development would have a negate impact on existing features or network linincapable of appropriate mitigation Significant negative impact as extensive loss of open farmland and paddocks lead to impact upon farmland species includin		· · · · · · · · · · · · · · · · · ·	appropriate standards and pollution control
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native species, and help deliver habitat loss of open farmland and paddocks lead to impact upon farmland species includin			Significant negative impact as extensive
help deliver habitat to impact upon farmland species including			
		-	
restoration (neiping great crested newt, common lizard, brown		restoration (helping	great crested newt, common lizard, brown
to achieve hare, farmland birds, bats and badgers.		to achieve	hare, farmland birds, bats and badgers.
Biodiversity Action Limited opportunities for habitat			
Plan targets, and enhancement.			enhancement.
maintain			
connectivity between green		_	
infrastructure)?			
/	ГРО	,	AMBER = Any adverse impact on protected
site or immediately trees capable of appropriate mitigation		1	
adjacent protected adjacent protected		adjacent protected	
by a Tree There are Tree Preservation Orders on			
Preservation Order trees within the site and along its		1	
(TPO)? boundaries. The 2008 aerial photograph		(1PO)?	. •
and therefore they need to be retained			indicates that trees are still present on site
			using current best practice and guidance
unless detailed tree surveys prove			
otherwise.			• •
Green Will it improve AMBER = No significant opportunities or	- Green	Will it improve	
Infrastructure access to wildlife loss of existing green infrastructure capal	nfrastructure	-	loss of existing green infrastructure capable
and green spaces, of appropriate mitigation		-	of appropriate mitigation
through delivery of		,	
			Neutral impact (existing features retained,
green or appropriate mitigation possible). Assumptions for a neutral impact include		_	
infrastructure? Assumptions for a neutral impact include that appropriate design and mitigation		mmasuucture?	•
measures would be achieved through the		1	
development process.			i measures would be achieved through the
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			-

Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in encroachment of the built area into the open farmland that provides a countryside setting to the village and also creates a separation between Cambridge and Great Shelford. Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it support the use of renewables Will it support the use of renewables Will it increase the quantity and quality provision to adopted plan standards is		T	
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Open Space Will it increase the GREEN = Assumes minimum on-site			
quantity and quality provision to adopted plan standards is	Open Space		
		quantity and quality	provision to adopted plan standards is

	of publically	provided onsite.
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		1.3km ACF from centre of the site to Collier
		Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		, ,
		1,246m ACF from centre of the site to
		Recreation Ground, Great Shelford.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,169m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	, , , , , , , , , , , , , , , , , ,
33.7.00	centre or GP	1,094m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollidos	of key local	Saudiaciony minigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovolopinont.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Possible
	activities:	No facilities lost, and no new facilities
	Į.	ואט ומטוווופט וטטו, מווע ווט ווכש ומטוווופט

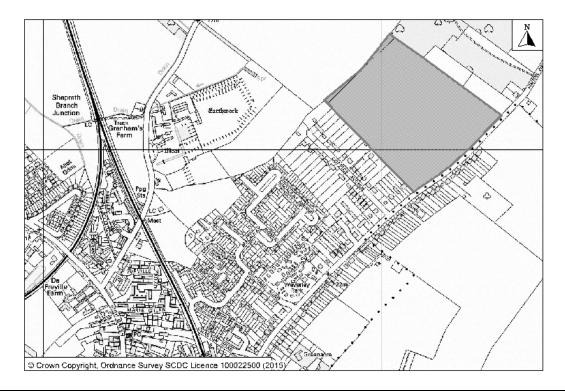
		proposed directly as a result of the
		proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with existing confinitionities
Communities	with existing	
	communities?	
ECONOMY	Communices:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Wattple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J9	shopping	vitality and viability of existing centres
	hierarchy,	The state of the s
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.

Education Capacity	Is there sufficient education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,356m ACF from centre of site to Great & Little Shelford Primary School.
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km
School	school?	3.6km ACF from centre of site to Sawston Village College.
TRANSPORT		village College.
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
		There is an off-road shared use foot / cycle path alongside the railway line.
HQPT	Is there High	AMBER = service meets requirements of
11011	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Custoinable	of site)?	GREEN = Score 15-19 from 4 criteria below
Sustainable Transport	Scoring mechanism has	GREEN = Score 15-19 from 4 criteria below
Score (SCDC)	been developed to	Total score of 16-17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour ontona polow.	A = Within 800m (3)
stop / rail		
station		656m ACF from the centre of the site to
		nearest bus stop.
		778m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public Transport		Bus has a 20 minute service.
Γιαπομυπ		Dus rias a 20 millilute service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		Bus service takes 33 minutes from Great
journey time to City Centre		Shelford to Cambridge.
		Ç
		Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		

Centre		5.65km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	778m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		 to public transport, walking or cycling
		facilities.

Site Information					
Development Sequence	Rural Centre				
Site reference number(s): SC146					
Consultation Reference numbers:					
Site name/address: Land at Hinton Way, Great Shelford					

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins well wooded low density residential development to the south west and linear residential development to the south east. The site borders open countryside to the north west and a well wooded area to the north east that includes three residential properties and the remains of a former country house and hotel.

The site is a rectangular agricultural field bounded by trees and hedges.

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

Proposed use(s): Up to 150 dwellings

Site size (ha): South Cambridgeshire: 12.16 ha

Potential residential capacity: 182 dwellings (30 dph)

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

	T	T
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
7 iii Quanty	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	an quanty adverse impacts
	impact/worsening	Development unlikely to impact on air
	of air quality?	quality. Site lies in an area where air quality
	or all quality?	
AQMA	Is the site within or	acceptable.
AQIVIA		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
D II <i>e</i>	A14?	ODEEN N
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	94.0
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
	GHVIIOHIHGHL!	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
DIODIVEDOITY		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	1	LODEEN B
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	ווונפווומנוטוומו מווע	

	locally designated		
	locally designated sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
	native species, and		Significant positive impact as there are
	help deliver habitat		opportunities to create new ponds and
	restoration (helping		extended grassland habitats within the site
	to achieve		that would be beneficial to the great crested
	Biodiversity Action		newt population, that are already located in
	Plan targets, and		adjacent ponds.
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
1	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders along the boundaries of the site,
	(TPO)?		within neighbouring private residential
			gardens and on adjoining land to the north,
			which includes the remains of a former
			country house and hotel.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Significant negative impact (development
	landscape character?		Significant negative impact (development
	Ullarauler !		conflicts with landscape character,
			significant negative impacts incapable of mitigation) - development of this site would
			result in considerable encroachment of the
			built area into the strongly rolling chalk hills
			rising from the village edge and into the
			separation between Cambridge and Great
			Shelford.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		
	I dictinativanace at		Minor Negative Impact (development

	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	development of this site would change the
	appropriate design	agricultural character of this area of village.
	and scale of	
	development?	
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		l
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Transmission means apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 lood Hior	flood risk?	OKEEK FROM LONG 17 ION HOK
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	carrier se appropriatory addressed
	Will it increase the	GREEN = Assumes minimum on-site
Opon Opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.2km ACF from centre of the site to
i aciiilles	sports racinities:	Stapleford Recreation Ground.
Distance: Play	How far is the	RED =>800m
Facilities	nearest play space	NED =/000111
i aciiilicə	for children and	1,125m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Cupou	Will it provide for	AMBER = No Impact
Gypsy &	-	
Gypsy & Traveller	the	
	the accommodation	
	the accommodation needs of Gypsies	
	the accommodation needs of Gypsies and Travellers and	
	the accommodation needs of Gypsies	

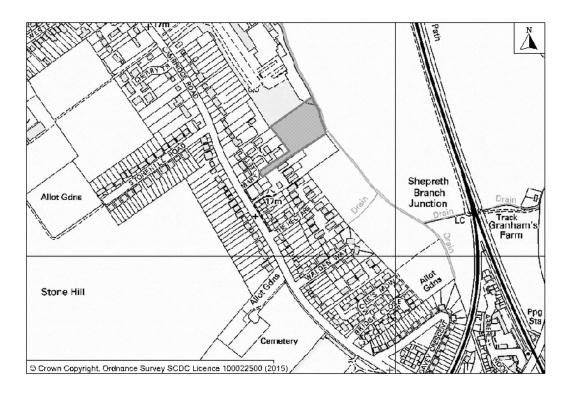
D: 4		
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,511m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,448m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	candidatory maganom proposed.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
		development.
	and leisure (shops,	
	post offices, pubs	
0 ''	etc?)	ODEEN D. I. I. I. I.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
`	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Chanaira	Cambridge?	CDEEN No offert an organization and the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
İ	vitality and viability	vitality or viability of existing centres. The

	of Complexidate	indicator is likely to apply porticularly to sites
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment	How far is the	AMBER = 1-3km
Employment -	nearest main	AIVIDER = 1-3KIII
Accessibility		1 Okm ACE from control of site to Combridge
	employment centre?	1.9km ACF from centre of site to Cambridge
Employment	Would	013D (Addenbrooke's site)
Employment - Land		G = No loss of employment land / allocation is for employment development
Land	development result in the loss of	is for employment development
		Davalanment would have no effect on
	employment land, or deliver new	Development would have no effect on employment land or premises.
	employment land?	employment land of premises.
Utilities		AMPER - Significant ungrades likely to be
Otilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be
		required, constraints capable of appropriate
	in key community services and	mitigation
		Minor utilities infrastructure improvements
	infrastructure,	Minor utilities infrastructure improvements
	including communications	required, but constraints can be addressed.
	infrastructure and	Development of this site is likely to require
	broadband?	local and upstream reinforcement of the
	broadband?	electricity network. 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
Education	Is there sufficient	approaching capacity.
	education	AMBER = School capacity not sufficient,
Capacity	capacity?	constraints can be appropriately mitigated
	capacity :	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary		K =>000III
School	nearest primary school?	1,267m ACF from centre of site to
3011001	501001:	Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary		IX - GIGAIGI IIIAH SKIII
School	nearest secondary school?	3.5km ACF from centre of site to Sawston
3011001	501001:	Village College.
TRANSPORT		village Gollege.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tilo oito:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
11001	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an motarious
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	, and the control of the field of the field below
Score (SCDC)	been developed to	Total score of 16
	20011 GOVOIOPOG IO	10.0010 01 10

	T	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi citteria below.	A = Within 800m (3)
		A = VVIIIIIII 600III (3)
stop / rail		404 4056 11 1 1 11 11 11
station		194m ACF from the centre of the site to
		nearest bus stop.
		778m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
		,
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		00 = 20 minutes of 1633 (0)
		Bus service takes 24 minutes from Great
journey time to		
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.77km ACF from the centre of the site to
		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	1. 200111
Station	proposed train	1,035m ACF from centre of the site to Great
Station	station?	Shelford Station.
Λ		
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	or cycling identities:	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC149		
Consultation Reference numbers:		
Site name/address: Land at Marfleet Close,	Great Shelford	

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in Marfleet Close and along Cambridge Road. The site borders Scotsdales Garden Centre to the north-west, Hobson's Brook and open countryside to the north-east, and residential properties and garden land to the south-east.

The site is a rectangular grassed field with heavily treed areas along the north-west and southeast boundaries.

Current use(s): The site is currently in use as a paddock.

Proposed use(s): Approximately 20 dwellings

Site size (ha): South Cambridgeshire: 0.82 ha.

Potential residential capacity: 17 dwellings (30 dph)

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

Land	development load	
Land	development lead to the loss of the best and most	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small
	versatile	site but majority of site is Grade 2.
Minanala	agricultural land?	CDEEN Cita is not within an allocated on
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	10001700:	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	, ,
	impact/worsening	Development unlikely to impact on air
	of air quality?	quality. Site lies in an area where air quality
		acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
D II 4	A14?	ODEEN N
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible noise from adjacent
	receptor or	Scotdales Garden Centre that would require
	generator	further investigation and may require offsite
	(including	mitigation.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Dovolonment unlikely to offeet water availty
	environment?	Development unlikely to effect water quality. Assumptions for a neutral impact are that
	CHAILOHILIGHT;	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		- 0) () -
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		. 9
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Loss of grassland habitat which may
	·		•
	Plan targets, and		provide foraging habitat for species
	maintain		including bats and badgers.
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate riningation.
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illinastractare:		that appropriate design and mitigation
			measures would be achieved through the
LANDCCARE	TOWNCOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village and the
			separation between Cambridge and Great
			Shelford.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		magadon measares possible.
			Significant Negative Impact (development
	townscape		• • • • • • • • • • • • • • • • • • • •
	character, including		conflicts with townscape character,
	through		significant negative impacts incapable of

	1		
	appropriate design		mitigation) - development of this site would
	and scale of		change the linear character of this area of
	development?		village.
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		-
	Green Belt		
	purposes?		
Haritaga			CDEEN Site does not contain or adjain
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		development process.
	scheduled		
CLIMATE CHA	monuments)?		
CLIMATE CHA			AMPED OF L. L. C.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	ì	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Provided 2113113
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.6km ACF from centre of the site to
i aomitico			
Diotopos Disc	How far is the		Stapleford Recreation Ground.
Distance: Play			RED =>800m
Facilities	nearest play space		4.474 .4054
	for children and		1,474m ACF from centre of the site to
_	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		1. – 2000III
Local Centre	District or Local		1,353m ACF to Woollards Lane which is
Lucai Ceille	וסוסנווטניטו בטטמו		1,555111 ACE to Woollalus Lane Which is

	centre?		surrounded by a large number of services
	Centre		and facilities
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP Service	How far is the		R = >800m
Service	nearest health centre or GP		1,281m ACF from centre of site to Shelford
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		, , ,
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		
			No facilities lost, and no new facilities
			proposed directly as a result of the
Integration	How well would the		development. AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities	the site integrate		g
	with existing		
	communities?		
ECONOMY	<u> </u>	ı	ANDED N. C. W
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment		most deprived Super Output Areas within Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		Manaple Deprivation 2010.
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres
	hierarchy,		, , , , , , , , , , , , , , , , , , , ,
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	town, district and		which include retail, offices, or leisure uses.
	local centres?		

Employment -	How far is the	AMBER = 1-3kmCambridge 013D
Accessibility	nearest main	(Addenbrooke's site)
Accessibility	employment	(Addenbiooke 3 Site)
	centre?	2.1km ACF from centre of site to
Employment	Would	G = No loss of employment land / allocation
Employment - Land		
Land	development result in the loss of	is for employment development
		Davidanment would have no effect on
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
LICEC	employment land?	AMPER O'ma'f and or made a libely to be
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	MC CPC C-for - two-tons leaves
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. 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.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	
School	school?	1,378m ACF from centre of site to
		Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.2km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
1	and of omig. Cooles	

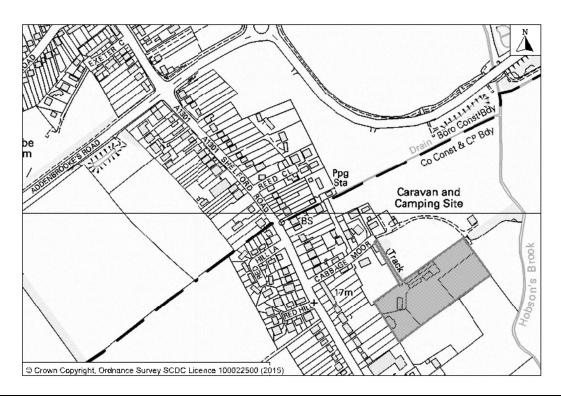
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		AFF to ACF from the control of the cite to
station		155m ACF from the centre of the site to nearest bus stop.
		nearest bus stop.
		1,212m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		77 = 01 to 40 minutos (0)
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
Distance for		Shelford to Cambridge. G = 5km to 10km (4)
cycling to City		G = SKIII to TOKIII (4)
Centre		5.27km ACF from the centre of the site to
		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,212m ACF from centre of the site to Great
Access	station? Will it provide safe	Shelford Station. AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway. Site has access to Marfleet Close.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	ANIDER - No Impacts
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC188	

Consultation Reference numbers:

Site name/address: Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford

Map:



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site adjoins Great Shelford Caravan and Camping Club and open countryside.

The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. Mature trees and hedges on its northern, western and eastern boundaries screen the site.

Current use(s): The site is currently in residential, agricultural and storage use.

Proposed use(s): 60-70 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.80 ha.

Potential residential capacity: 49 dwellings (30dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	A small proportion of the site is previously
	developed	developed land including a dwelling and
	land?	land used for the storage of caravans.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land

Land	development lead	
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
	agricultural land?	Site including Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	
	economic mineral	safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quanty	development of the	impact.
	sites result in an	impaot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
7 (3(11)7 (near to an AQMA,	A14
	the M11 or the	////
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	3
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	adjoining commercial / industrial site that
	generator	may require offsite mitigation. Some minor
	(including	to moderate additional road traffic noise
	compatibility with	generation impact on existing residential
	neighbouring	due to development related car movements.
	uses)?	·
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to
		its existing agricultural / commercial uses.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
	<u> </u>	Sustainable Drainage Systems (SuDS).
BIODIVERSITY	1	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

		1	
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	-		· ·
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		•
			any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		1 1 1 9 1 7
	iiiiasiiuciule?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraolor:		
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
L	<u>, , , , , , , , , , , , , , , , , , , </u>		<u> </u>

	distinctiveness of townscape character, including through appropriate design and scale of development?	Significant Negative Impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would create development contrary to the ribbon development character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	monuments)?	
CLIMATE CHA		ANADED Cton doubling with the state for
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
ΗΙΙΜΑΝ ΗΕΔΙ Τ	H AND WELL BEING	carrier be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.8km ACF from centre of the site to Trumpington Meadows.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,350m ACF from centre of the site to Trumpington Meadows.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact

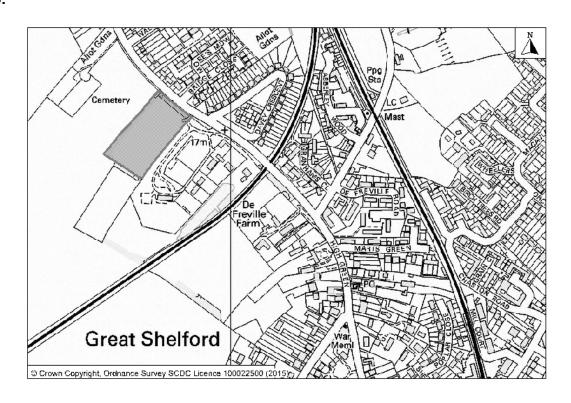
Distance: District or Local Centre Distance: City Centre Distance: GP	and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the	R = >800m 1,333m ACF to Trumpington district centre, Cambridge. R = >800m
Service	nearest health centre or GP service?	1,964m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY	Doop it address	AMPED Not within an ediacest to the ACC
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the	Development would have no effect on

	T	
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	AMPER
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	4.01 4.05 () () () ()
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
I Ioura	employment land?	OBEEN EVEN VALUE III III III III III III III III III I
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	NAC CITY OF A CASE OF A CA
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
Edward's a	la da ana anticiana	sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Oak and annualty was a sufficient. but along finance
		School capacity not sufficient, but significant
Distance	Llavy famila tha	issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	2.016m ACE from control of site to Crost 8
School	school?	2,016m ACF from centre of site to Great &
Distance	Llow for in the	Little Shelford C of E Primary School
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	4.9km ACF from centre of site to Sawston
Scriooi	SCHOOL?	
TRANSPORT		Village College.
	Mhat tuna of avala	AMPED Medium quality off road path
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
I I IQF I	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	สม มาอเสมบริง
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	
Transport Score (SCDC)	been developed to	Total score of 19
30016 (3000)	consider access to	10(a) 300(6 0) 13
	and quality of	
	public transport,	
	and cycling. Scores	

	datamaka ad bas tha	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		229m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		1,913m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		1 , ()
Transport		Bus has a 20 minute service.
		240 1140 4 20 11111410 00111001
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		, ,
Centre		4.63km ACF from the centre of the site to
		Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,912m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7100000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	ininganon.
		Minor negative effects incapable of
	available capacity?	The state of the s
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway
		and the access link to the public highway is
		unsuitable to serve the number of units that
Na a Oa	MCH 10 1 4	are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC205			
Consultation Reference numbers:			
Site name/address: Land north-west of 11 Cambridge Road, Great Shelford			

Мар:



Site description: The site is located on the north-western edge of Great Shelford, and adjoins open countryside to the north-west and south-west. The site borders low density landscaped residential development to the south-east and linear residential development along Cambridge Road.

The site is a rectangular agricultural field enclosed by mature trees and hedges.

Current use(s): The site is currently arable land

Proposed use(s): 6-8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25 ha and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 1.41 ha.

Potential residential capacity: 29 dwellings (30 dph)

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

	1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - small
	versatile		site but all Grade 2.
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		_
	reserves?		
POLLUTION	<u> </u>		
Air Quality	Would the		GREEN = Minimal, no impact, reduced
7	development of the		impact.
	sites result in an		inpaot.
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or		acceptable.
AUIVIA			GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
D II (A14?		AMPER
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Noise from Cambridge Road can be
	receptor or		mitigated by design and layout, which may
	generator		influence density. A noise assessment of
	(including		the electricity substation in the northwest
	compatibility with		corner needs to be undertaken.
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination on		area with a history of contamination
	the site?		and the anatory of somanimation
Water	Will it protect and		GREEN = No impact / Capable of full
· · · · · · · · · · · · · · · · · · ·	where possible		mitigation
	enhance the quality		
	of the water		Dovolonment unlikely to effect water quality
			Development unlikely to effect water quality.
	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will be achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (SuDS).
BIODIVERSITY		-	
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		(
	(Including		
	International and		
	locally designated		

	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodivorsity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		TICEWOIK IIIIKS
	native species, and		No impact on protected sites and species
	help deliver habitat		(or impacts could be mitigated).
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
1	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders on the south-eastern and north-
	(TPO)?		eastern boundaries of the site. The 2008
			aerial photograph indicates that trees are
			still present on site and therefore they need
			to be retained using current best practice
			and guidance unless detailed tree surveys
			prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
			1.4 141 41 11.1 \
	green		or appropriate mitigation possible).
			or appropriate mitigation possible). Assumptions for a neutral impact include
	green		
	green		Assumptions for a neutral impact include
	green infrastructure?		Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
•	green infrastructure? TOWNSCAPE AND C	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
LANDSCAPE, Landscape	green infrastructure? TOWNSCAPE AND COME Will it maintain and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape
•	green infrastructure? TOWNSCAPE AND COMPANY Will it maintain and enhance the	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
•	green infrastructure? TOWNSCAPE AND COMPANIES Will it maintain and enhance the diversity and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation.
•	green infrastructure? TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development
•	green infrastructure? TOWNSCAPE AND Company will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor
•	green infrastructure? TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) -
•	green infrastructure? TOWNSCAPE AND Company will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in
•	green infrastructure? TOWNSCAPE AND Company will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into
•	green infrastructure? TOWNSCAPE AND Company will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that
Landscape	green infrastructure? TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
•	green infrastructure? TOWNSCAPE AND COMBINE Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village. RED = Significant negative impact on
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through appropriate design and scale of development? Green Belt What effect would the development of this site would change the linear character of this area of village and the site is part of an Important Countryside Frontage. Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest play space for children and teenagers? Gypsy & Will it provide for within the site is part of the site is part on far an Important Countryside Frontage. AMBER = negative impact on Greenbelt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for site will reside purposes. RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for site, buildings and features, with potential for within the setting of such sites, buildings and features, with potential for site, buildings and features, with potential for within the setting of such sites, buildings and features, with potential for site, buildings, and features, with potential for site, buildings, and features, with potential for within the setting of such sites, buildings and features, with potential for such sites within the setting of such sites			
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Distance: Play Facilities How far is the nearest play space for children and teenagers? Shelford Recreation Ground. RED = >800m 986m ACF from centre of the site to Great Shelford Recreation Ground.	<u> </u>		
Distance: Play Facilities How far is the nearest play space for children and teenagers? RED = >800m 986m ACF from centre of the site to Great Shelford Recreation Ground.	Facilities	sports facilities?	1.1km ACF from centre of the site to Great
Facilities nearest play space for children and teenagers? 986m ACF from centre of the site to Great Shelford Recreation Ground.			
Facilities nearest play space for children and teenagers? 986m ACF from centre of the site to Great Shelford Recreation Ground.	Distance: Play	How far is the	RED = >800m
for children and teenagers? 986m ACF from centre of the site to Great Shelford Recreation Ground.		nearest play space	
teenagers? Shelford Recreation Ground.			986m ACF from centre of the site to Great
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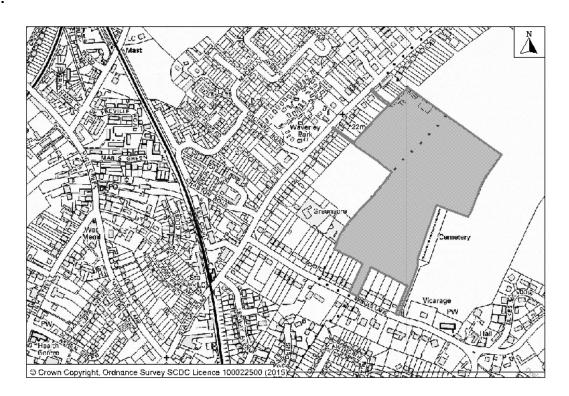
District or	from the nearest	
Local Centre	District or Local	861m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	792m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	gamen proposessy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site in a relatively isolated location, poorly
		related to the built up area.
ECONOMY	т	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Oh an is is a	Cambridge?	ODEEN No # - 1
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
ĺ	town, district and	which include retail, offices, or leisure uses.

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
7 (000001511111)	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	To for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cumuoo	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	874m ACF from centre of site to Great &
		Little Shelford C of E Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.8km ACF from centre of site to Sawston
TRANSPORT		Village College.
TRANSPORT	M/h at trus a of avala	DED. No expline provision or a explaine
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	
	the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
	uio sito:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
11041 1	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	dii ilistanoos
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CREEN - Socio 10 10 Hom 4 ontona bolow
Score (SCDC)	been developed to	Total score of 17
(0000)	consider access to	10.01.0010.01.17
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	a storring by the	

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		103m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		820m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
D. L.P.		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		Due comites takes 22 minutes from Creat
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		G = Skiri to Tokiri (4)
Centre		5.77km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	821m ACF from centre of the site to
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC207			
Consultation Reference numbers:			
Site name/address: Land east of Hinton Way	, north of Mingle Lane, Great Shelford		

Мар:



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is an agricultural field with some hedges and trees along the boundaries.

Current use(s): The site is in agricultural use as arable land.

Proposed use(s): 200+ dwellings with public open space

Site size (ha): South Cambridgeshire: 10.04 ha.

Potential residential capacity: 151 dwellings (30dph)

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

	versatile	site including Grade 2
	agricultural land?	site including Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
······oraio	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
	or all quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
, rogram	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or generator	road traffic noise generation on existing residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance - Mingle Lane.
	neighbouring	one ormanico iviingio Lano.
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
\\/_t_"	the site?	CDEEN No import / Complete of full
Water	Will it protect and where possible	GREEN = No impact / Capable of full mitigation
	enhance the quality	Imitigation
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	· •	g .
	1 0	· ·
		greenspace. No or negligible impacts
	1	
	, ,	
	International and	
	locally designated	
JILES	and protect sites designated for nature conservation interest, and geodiversity? (Including International and	recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
			Minor positive impact as there are some
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for habitat enhancement
	restoration (helping		through copse planting to compliment the
	to achieve		woodland feel of the adjacent cemetery, the
	Biodiversity Action		retention and enhancement of the
	Plan targets, and		scrubland, and additional hedgerow
	maintain		planting.
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magazion
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illinastractare:		that appropriate design and mitigation
			measures would be achieved through the
LANDSCAPE	TOWNSCAPE AND C	III TURAL H	development process.
Landscape	Will it maintain and	OLIGNALIII	RED = Significant negative impact on
Lanascape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Tilligation measures possible.
			Significant negative impact (development
	landscape character?		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in considerable encroachment of built
			development into the strongly rolling chalk
			hills rising from the village edge.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant negative impact (development
	character, including		conflicts with townscape character,
	through		significant negative impacts incapable of
	appropriate design		mitigation) - development of this site would
	and scale of		create development contrary to the ribbon
	and board or		

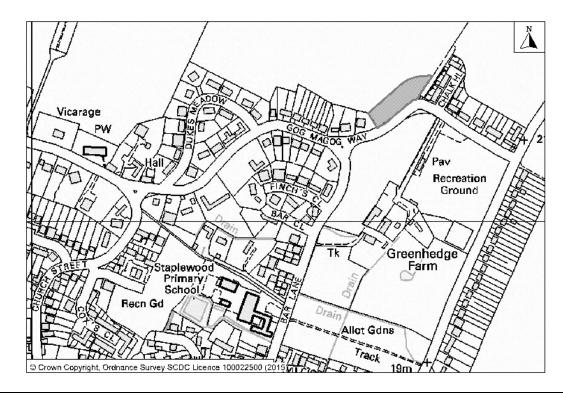
		village.
Green Belt	What effect would	RED = Significant negative impact on
2.00 20	the development of	Greenbelt purposes
	this site have on	Greenwen purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
oage	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	1 22 2 2 1 2 1 2 1 2 2 2 3 3 3 3 3 3 3 3
	cultural interest	Minor negative impact on historic assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms part of the setting of the Great
	areas, listed	Shelford Conservation Area. Archaeological
	buildings,	potential will require further information but
	registered parks	the assumption for a neutral impact is that it
	and gardens and	is likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	3
CLIMATE CHAI	,	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	Todament and dispression, additional
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
	'	opportunities for new public open space.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	,
Facilities	sports facilities?	0.6km ACF from centre of the site to Collier
	'	Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	714m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,040m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services

		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Centre	defined Cambridge	
	_	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	999m ACF from centre of site to Shelford
IZ a a la a a l	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	A. (1992)
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	soparated by horr regidential land deep
	communities?	Large site which wraps around another site,
	Communicos	leaving an undeveloped area in the middle
		unless sites 212 is also developed.
ECONOMY		uniess sites 212 is also developed.
	Does it address	AMRER - Not within or adjacent to the 400/
Deprivation		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	1.5, alothot and	or locale doos.

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AMDER - FORTH
Accessibility	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment	Would	G = No loss of employment land / allocation
Employment - Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
Utilities	employment land?	CDEEN Evicting infractructure likely to be
Otilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
	in key community	Sumolent
	services and	Minor utilities infrastructure improvements
		Minor utilities infrastructure improvements
	infrastructure, including	required, but constraints can be addressed. There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
		which could arise if all the SHLAA sites
	broadband?	within the zone were to be developed. The
		•
Education	Is there sufficient	sewerage network is approaching capacity.
		AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Sahaal aanaaity not sufficient, but significant
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	672m ACF from centre of site to Stapleford
		Community Primary School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	1 41 14 0	
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	facilities/school. Poor quality off road path. AMBER = service meets requirements of
HQPT	Is there High Quality Public	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not
HQPT	Is there High Quality Public Transport (at edge	facilities/school. Poor quality off road path. AMBER = service meets requirements of
	Is there High Quality Public Transport (at edge of site)?	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Is there High Quality Public Transport (at edge of site)? Scoring	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below
Sustainable	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below
Sustainable Transport	Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC208		
Consultation Reference numbers:		
Site name/address: Land to the north of Gog Magog Way, Stapleford		
Manu		

Map:



Site description: The site is situated on the north side of Gog Magog Way and follows the curve of the road at this point. It is adjacent to property No 41 to the west and new affordable housing in Chalk Hill to the east. Further south down Gog Magog Way there is a listed building located on the junction with Bar Lane - Stapleford Hall.

The site is part of a large arable field with no clear distinctions within the field to mark the boundary of the proposed site.

Current use(s): Arable Field

Proposed use(s): 8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 0.32 ha.

Potential residential capacity: 7 dwellings (30 dph)

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

	T	I
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - northern
	versatile	half of site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10301703:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality		•
	development of the	impact.
	sites result in an	Development validate to import on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	- ran ninigation
	problems if the site	
	is developed, as a	
	•	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
0 1 1		000000000000000000000000000000000000000
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		l
		development process. e.g. as part of
	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Date of the control of the con
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	Assumptions for a neutral impact are that
	geodiversity?	existing features that warrant retention can
	(Including	be retained or appropriate mitigation will be
	Thiolading	po retained of appropriate fillingation will be

	International and		achieved through the development process.
	locally designated		
D: !: '(sites)		AMPER
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TD0	infrastructure)?		ODEEN ON A
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		ANADED NI : '''
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (aviation factures ratained
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible).
	initastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
I ANDSCADE	TOWNSCAPE AND C	III TUDAL LU	development process.
	Will it maintain and	OLI OKAL HI	AMBER = negative impact on landscape
Landscape	enhance the		character, incapable of mitigation.
			character, incapable of miligation.
	diversity and distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraolor:		The site is enclosed farmland. The road
			adjoining the site has high hedgerows on
			both sides with mature trees and is rural in
			character. Development of the site would be
			likely to impact on this green character
Townscape	Will it maintain and		AMBER = negative impact on townscape
1 Ownscape	enhance the		character, incapable of mitigation.
	diversity and		onaraotor, incapable of fillingation.
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		Loss of mature hedgerow if site developed
	appropriate design		therefore altering townscape character of
	Tappropriate design		mererore altering townscape character of

	and scale of	oroo
	development?	area.
Green Belt	What effect would	AMPED pagetive impact on Croenholt
Green beit		AMBER = negative impact on Greenbelt
	the development of this site have on	purposes
	Green Belt	
Haritaga	purposes?	AMPED. Cita contains is adiscent to or
Heritage	Will it protect or enhance sites,	AMBER = Site contains, is adjacent to, or
	features or areas of	within the setting of such sites, buildings and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacts capable of appropriate mitigation
	cultural interest	'Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
	areas, listed	Grade II Listed building - loss of openness
	buildings,	and rural setting. Archaeological potential
	registered parks	will require further information but the
	and gardens and	assumption for a neutral impact is that it is
	scheduled	likely appropriate mitigation can be
	monuments)?	achieved through the development process.
CLIMATE CHAI		acineved uneagn the development precess.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Tonomaiso no and apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.01 4.054
Facilities	sports facilities?	0.2km ACF from centre of the site to
D: (D)	11 6 2 4	Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	OOm ACE from control of the coltage
	for children and	99m ACF from centre of the site to
Cuman 0	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	
	needs of Gypsies and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance: District or	from the nearest	IV - >000III
Local Centre	District or Local	1,477m ACF to Woollards Lane, Stapleford
Lucai Ceille	centre?	which is surrounded by a large number of
	Centre:	which is suffounded by a large number of

		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,459m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
. dominoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	Communics:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(303135)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	·
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	deprived wards of Cambridge?	CDEEN - No offeet or would compose the
Shopping	deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	deprived wards of Cambridge? Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres.
Shopping	deprived wards of Cambridge? Will it protect the shopping hierarchy,	vitality and viability of existing centres.
Shopping	deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the	vitality and viability of existing centres. Development would have no effect on
Shopping	deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The
Shopping	deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites
Shopping	deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

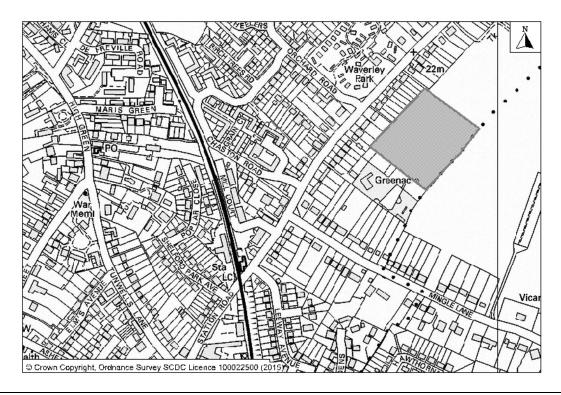
Accessibility	nearest main	
Accessibility	employment	2.8km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	
	employment land,	
	or deliver new	
Utilities	employment land? Will it improve the	CDEEN Eviating infrastructure likely to be
Otilities	level of investment	GREEN = Existing infrastructure likely to be sufficient
		Sufficient
	in key community	Min or Hillitiaa Infraatrustura irannus varanna
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites_
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	401m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.4km ACF from centre of site to Sawston
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
	•	· · · · · · · · · · · · · · · · · · ·

stop / rail		
station		151m ACF from the centre of the site to
Station		nearest bus stop (31 service).
		759m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		Od samilas - 4 hyusas a day
Transport		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
Public transport		A = 31 to 40 minutes (3)
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		S = Sium is Tolum (1)
Centre		6.81km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,094m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Distance: bus		G = Within 600m (4)
stop / rail		000 1051 11 11 11 11 11
station		290m ACF from the centre of the site to
		nearest bus stop (31 Service).
		573m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		Due has a loss than havely somics
Transport		Bus has a less than hourly service.
		Train has a 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		, ,
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		, ,
Centre		6.36km ACF from the centre of the site to
D'atanaa	I lavo famila da alta	Cambridge Market.
Distance: Railway	How far is the site from an existing or	A = 400 - 800m
Station	proposed train	574m ACF from centre of the site to Great
Otation.	station?	Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is available capacity?	Minor negative effects incapable of
	avaliable capacity:	mitigation. Access constraints - the
		proposed access is unsuitable to serve the
		number of units that are being proposed
		and does not allow for suitable inter vehicle
N O	AAPIL 6 I d	visibility splay for this site.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC212		
Consultation Reference numbers:		
Site name/address: Land east of Hinton Way, Great Shelford		

Мар:



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east.

The site is a rectangular agricultural field with hedges and trees along the north-eastern boundary.

Current use(s): The site is currently in use as a paddock.

Proposed use(s): 60-80 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.97 ha.

Potential residential capacity: 53 dwellings (30 dph)

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

	hoot and const	agricultural land (Orades 4 seed O)
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
Minorala	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Minerals	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	162617623	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 th Quality	development of the	impact.
	sites result in an	Impaot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
DIODU/EDOES		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		CDEEN Door not contain in not a discont
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent to designated for nature conservation or
OILES	protected species and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	(or impacts obtain be intigated).
	(Including	
	International and	
	locally designated	
	1 .55any acoignated	

	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodivorony	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
			Minor positive impact as there are some
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		σ το του το γ σ το γ σ το σ το σ το σ το σ το σ
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	3.10.000.1		development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
1 Ownscape	enhance the		character, incapable of mitigation.
	diversity and		onaracier, incapable of miligation.
	distinctiveness of		Minor pogative impact (development
			Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.
	and scale of		
	development?		AMPER
Green Belt	What effect would		AMBER = negative impact on Greenbelt

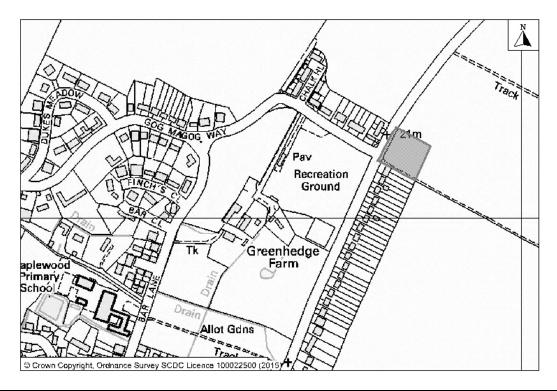
1	the death of the	
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Significant negative impact on historic
	conservation	assets (incapable of satisfactory mitigation)
	areas, listed	- the site is part of the settings of listed
	buildings,	buildings and the Great Shelford
	registered parks	Conservation Area. Archaeological potential
	and gardens and	will require further information but it is likely
	scheduled	appropriate mitigation can be achieved
	monuments)?	through the development process.
CLIMATE CHAN	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
	H AND WELL BEING	carriot be appropriately addressed.
	Will it increase the	GREEN = Assumes minimum on-site
1 ' '	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Development would create minor
	space:	opportunities for new public open space.
Distance:	How far is the	GREEN = <1km or onsite provision
		GREEN = < IKIII OI OIISILE PIOVISIOII
•	nearest outdoor	O 71cm ACE from control of the cite to Collina
Facilities	sports facilities?	0.7km ACF from centre of the site to Collier
D'ataman Dlav	Llavo famila da a	Memorial Recreation Ground, Stapleford.
,	How far is the	RED = >800m
	nearest play space	074m ACE from access of the city to
	for children and	874m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
, , , , , , , , , , , , , , , , , , ,	Will it provide for	AMBER = No Impact
	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
	How far is the site	R = >800m
	from the nearest	
Local Cantra		
Local Centre	District or Local	902m ACF to Woollards Lane which is
		902m ACF to Woollards Lane which is surrounded by a large number of services
	District or Local	

Comtra	Thromo orders of	
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	854m ACF from centre of site to Shelford
	service?	Heath Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	γ . γ . γ . γ . γ . γ . γ . γ . γ . γ .
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
0 '(etc?)	ODEEN Development would not be also
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	and the same of th
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
-		
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	See and the see
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Constant and the second	local centres?	AMDED 4 2km
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)

	G = No loss of employment land / allocation
Employment - Would Land development result	is for employment development
in the loss of	is to simpley many development
employment land,	
or deliver new	
employment land?	
Utilities Will it improve the	GREEN = Existing infrastructure likely to be
level of investment	sufficient
in key community	
services and	Minor utilities infrastructure improvements
infrastructure,	required, but constraints can be addressed.
including	There is insufficient spare mains water
communications	capacity within the distribution zone to
infrastructure and	supply the number of proposed properties
broadband?	which could arise if all the SHLAA sites
	within the zone were to be developed. The
	sewerage network is approaching capacity.
Education Is there sufficient	AMBER = School capacity not sufficient,
Capacity education	constraints can be appropriately mitigated
capacity?	11 1 7 9
	School capacity not sufficient, but significant
	issues can be adequately addressed.
Distance: How far is the	A = 400 - 800m
Primary nearest primary	
School school?	774m ACF from centre of site to Stapleford
	Community Primary School.
Distance: How far is the	A = 1 to 3 km
Secondary nearest secondary	
School school?	3.0km ACF from centre of site to Sawston
	Village College.
TRANSPORT	
Cycle Routes What type of cycle	RED = No cycling provision or a cycle lane
routes are	less than 1.5m width with medium volume of
accessible near to	traffic. Having to cross a busy junction with
the site?	high cycle accident rate to access local
	facilities/school. Poor quality off road path.
HQPT Is there High	AMBER = service meets requirements of
Quality Public	high quality public transport in most but not
Transport (at edge	all instances
of site)? Sustainable Scoring	GREEN = Score 15-19 from 4 criteria below
	GREEN = Score 15-19 Horn 4 Chiena Delow
Transport mechanism has Score (SCDC) been developed to	Total score of 16-17
consider access to	TOTAL SCOTE OF 10-17
and quality of	
public transport,	
and cycling. Scores	
determined by the	
four criteria below.	
Distance: bus	G = Within 600m (4)
stop / rail	0 - Willin 600m (T)
station	126m ACF from the centre of the site to
	1=3111101111111111111111111111111111111
	nearest bus stop (31 Service).

		422m ACF from the centre of the site to
		train station.
Frequency of Public		A = 30 minute frequency (3)
Transport		Bus has a less than hourly service.
		Train has an 30 minute to hourly service.
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		Bus service takes 24 minutes from Great Shelford to Cambridge.
		Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		6.29km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train station?	422m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Access constraints - the proposed site does not have a direct link to the adopted public highway. The promoter has indicated that access will need to be secured from the adjoining landowner.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC253			
Consultation Reference numbers:			
Site name/address: Land at Gog Magog Way / Haverhill Road, Stapleford			
Man			



Site description: The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.

The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it – i.e. it does not extend further than the built up property line of the urban form adjacent to it.

Current use(s): Arable Farm Land

Proposed use(s): 10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land.

Site size (ha): South Cambridgeshire:0.38 ha.

Potential residential capacity: 11 dwellings (30 dph)

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

Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 WIDER - Willion 1000 of grade 1 and 2 land
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
A O N A A	lo the cite within or	CDEEN 14 000m of an AOMA M44 or
AQMA	Is the site within or near to an AQMA,	GREEN = >1,000m of an AQMA, M11, or A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 Ollution	Odour, light noise	full mitigation
	and vibration	Tan magadem
	problems if the site	Development unlikely to impact on air
	is developed, as a	quality. Site lies in an area where air quality
	receptor or	acceptable.
	generator	·
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
\\/_ (- v -	the site?	ODEEN No import / Operation of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	CHVIIOHIHGHL!	appropriate standards and pollution control
		measures will be achieved through the
		development process. e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	- 0) () -
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).

	T		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is a part of a large arable field that
			is part of the open countryside on the edge
			of Stapleford.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a

	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
Tiomago	enhance sites.		such buildings, sites or features, and there
	features or areas of		
			is no impact to the setting
	historical,		
	archaeological, or		'Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including		loss of rural setting. Archaeological potential
	conservation		will require further information but the
	areas, listed		assumption for a neutral impact is that it is
	buildings,		likely appropriate mitigation can be
	registered parks		achieved through the development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	,		<u> </u>
Renewables	Will it support the		AMBER = Standard requirements for
1/ellewables	use of renewable		•
			renewables would apply
EL 10:1	energy resources?		ODEEN EL 17 A/L
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING	j	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		'
Facilities	sports facilities?		0.1km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		C. C. C. C. C. C. C. C. C. C. C. C. C. C
. dominos	for children and		145m ACF from centre of the site to
	teenagers?		
Cymari	•		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,690m ACF to Woollards Lane, Stapleford
	District of Local		1,000 in 7 to 1100 inal do Edilo, Otapioloid

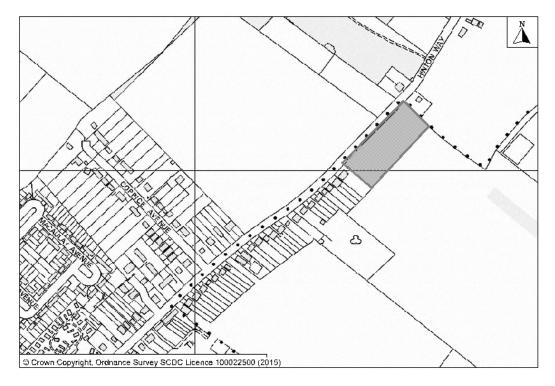
	aantra?	which is surrounded by a large great as of
	centre?	which is surrounded by a large number of
D: 4 O:4		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,677m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	do releptine il
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
ו מטוונוטט		replacement / appropriate mitigation
	engagement in	
	community	possible
	activities?	No feetlige to the constant and the supplier
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	· ·
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GPEN - No offset or would support the
Shopping	•	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would be seen as a first as
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
i		
	town, district and	which include retail, offices, or leisure uses.
Employment -	town, district and local centres? How far is the	which include retail, offices, or leisure uses. AMBER = 1-3km

Accessibility	nearest main	
Accessibility	employment	3.0km ACF from centre of site to Cambridge
		<u> </u>
Francis (magaint	centre? Would	013D (Addenbrooke's site)
Employment -		G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
Capacity	capacity?	constraints can be appropriately miligated.
	Capacity:	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	519m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.3km from centre of site to Sawston Village
		College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	222 3 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Score (SCDC)	been developed to	Total score of 13
333.3 (3323)	consider access to	. 3.5. 300.0 0. 10
	and quality of	
	public transport,	
	1 -	
	and cycling. Scores	
	determined by the	
Diotoposi hiir	four criteria below.	D Within 1 000m (2)
Distance: bus		R = Within 1,000m (2)

atam / mail		
stop / rail		70 1051 11 1 11 11 11
station		78m ACF from the centre of the site to
		nearest bus stop (31 service).
		887m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		O = 20 minute frequency (+)
		Od samilas Albussas a davi
Transport		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		()
journey time to		31 bus service takes 19 minutes from
1 -		
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		, ,
Centre		6.98km ACF from the centre of the site to
Connic		Cambridge Market.
Distance:	How far is the site	R = >800m
		K = >000111
Railway	from an existing or	4 000 4054
Station	proposed train	1,328m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	, ,
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non Cor		
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		•
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC262		
Consultation Reference numbers:		
Site name/address: Land at Hinton Way, Stapleford		

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel.

The site is part of an agricultural field bounded by hedges and trees.

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

Proposed use(s): 15+ dwellings

Site size (ha): South Cambridgeshire: 1.21 ha.

Potential residential capacity: 33 dwellings (30 dph)

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

	T	
	best and most	
	versatile	
Minerals	agricultural land?	CDEEN Cite is not within an allocated or
iviirierais	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	16361763 :	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 III Quality	development of the	impact.
	sites result in an	
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dellution	A14?	CDEEN No odvorce effects as asset to at
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation.
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4303.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Dovolon mont unlikalista affaat vasta assa iii
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		- Cacamasic Bramago Gyotomo (Gabo).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of village.

Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and	Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	scheduled	
CLIMATE CHAI	monuments)?	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	1.0km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	956m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 1,662m ACF to Woollards Lane, Stapleford which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m

Centre	from edge of defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	K = 2000III
COLVICE	centre or GP	1,606m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community activities?	possible
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	3 1 1 1
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	_
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Empley was a set	local centres?	AMPED 1 2km
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
	ocinie :	עוסה (עממפוואוטטעפ פ פונב)

Family	10/	O Natarata 1 (1 1/ 0 2
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbarid:	within the zone were to be developed. The
Edward's a	la da ana an Caland	sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = 800 m
Primary	nearest primary	
School	school?	1,183m ACF from centre of site to
		Stapleford Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT		· maige of anoger
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyole Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	- ·
LIODT	La thana I Ii ah	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		(0)
station		148m ACF from the centre of the site to
Julion		nearest bus stop (31 service).
		Hourest bus stop (or service).
i		

	1	
		1,277m ACF from the centre of the site to nearest bus stop (Citi 7).
		1,175m ACF from the centre of the site to train station.
Frequency of Public		RR = Less than hourly service (0)
Transport		31 bus has a less than hourly service.
		Citi 7 bus has a 20 minute service.
		Train has an 30 minute to hourly service.
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		31 bus service takes 19 minutes from Shelford to Cambridge.
		Citi 7 bus service takes 33 minutes from Great Shelford to Cambridge.
		Train service takes 5-11 minutes from Great Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.94km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	1,176m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.