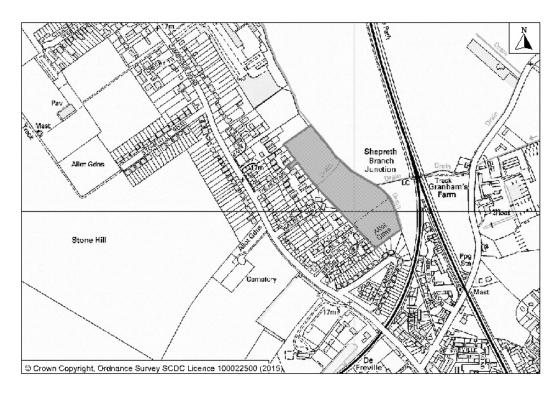
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC305	
Consultation Poterance numbers:	

**Site name/address:** Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford **Map:** 



**Site description:** The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in The Hectare, Walden Way, Hobson's Acre, More's Meadow, Bridge Close and Davy Crescent, all accessed off Cambridge Road. The site borders open countryside beyond Hobson's Brook to the east, and residential properties and garden land to the north, west and south.

The site is rectangular and is divided into two fields and allotments, with intermittent trees and hedges along its boundaries.

**Current use(s):** The site is currently agricultural land and allotments

**Proposed use(s):** 45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development.

**Site size (ha):** South Cambridgeshire: 3.54 ha (2.81 ha excluding the allotments that are being retained)

Potential residential capacity: 63 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 of 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) - small
	versatile	site but all Grade 2.
	agricultural land?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Millerais	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
	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
AQIVIA	near to an AQMA,	A14
	the M11 or the	7114
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Tollation	Odour, light noise	full mitigation
	and vibration	Tan magadon
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. It is likely that railway noise and
	receptor or	vibration transport sources can be abated to
	generator	an acceptable level with careful noise
	(including	mitigation.
	compatibility with	Tillinganori.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	area mar a metery or contamination
		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	94
	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	7	2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 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,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	9 1, 111 1 1 9 9 9 1 1 1 1 1
	30	

	T		
	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		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any proteoted frees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	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 H	
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
	Character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of the site would result in further encroachment of
			development 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
100010000	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		O

	1		
Green Belt	townscape character, including through appropriate design and scale of development?  What effect would		Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of the site would create development contrary to the ribbon development character of this area of village.  RED = Significant negative impact on
	the development of this site have on Green Belt purposes?		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 energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk  The majority of the site is Flood Zone 1. A small area is in Flood Zones 2 and 3.
HUMAN HEALT	TH AND WELL BEING	ì	
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 Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m  1,244m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

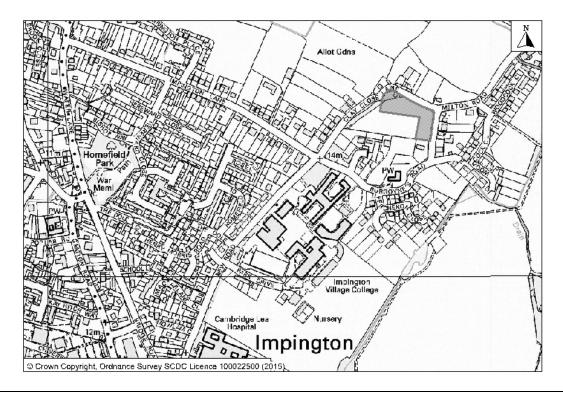
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = 2000III
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Local Contro	centre?	(1,128m to Great Shelford, Woollards Lane)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000III
COLVIDO	centre or GP	1,053m 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	causiaciony magadam proposocy.
	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 voiopinionii.
	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
		an area characterised by linear
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
1	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	2.2km 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
		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	11 - 2 000111
School	school?	1,190m ACF from centre of site to Great &
3011001	SCHOOL:	Little Shelford C of E Primary School
Distance	l lavo famila da a	
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.9km 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
1131	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
		สม มารเสมอธิร
Occasion 1.1	of site)?	ODEEN 0 45 40 (
Sustainable	Scoring	GREEN = Score 15-19 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	
	determined by the	
	Lagrenninga by the	

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		240m to nearest bus stop ACF (Great
		Shelford, Bridge Close)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		32 Minutes (Great Shelford, Bridge Close to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km  to  10km (4)
cycling to City		
Centre		5.49km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	954m 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	No capacity constraints identified, safe
	available capacity?	access can be achieved. The site has
		access to More's Meadow and The Hectare.
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): SC006		
Consultation Reference numbers: N/A		
Site name/address: Land off Clay Close Lane, Impington		

## Мар:



**Site description:** Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.

Current use(s): Pasture

Proposed use(s): 10-20 dwellings

Site size (ha): South Cambridgeshire: 0.59 ha.

Potential residential capacity: 16 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of	safeguarded area.
	economic mineral	Saicyuaiucu aica.
	reserves?	
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)  Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN Door not contain to not offer to
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	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,	<b>TOWNSCAPE AND C</b>	ULTURAL H	ERITAGE
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 townscape character, with
			significant negative impacts incapable of
			mitigation) - this part of the village is an
			extremely sensitive location with a distinctly
			rural character, and an Important
			Countryside Frontage has been designated
			to the south west to protect the rural
			character that aware into the village in this
			character that sweeps into the village in this
			location.
Townscape	Will it maintain and		· • • • • • • • • • • • • • • • • • • •
Townscape	Will it maintain and enhance the		location.
Townscape			location.  RED = Significant negative impact on
Townscape	enhance the		location.  RED = Significant negative impact on townscape character, no satisfactory
Townscape	enhance the diversity and		location.  RED = Significant negative impact on townscape character, no satisfactory

	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	
	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  0.8km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m  813m ACF from centre of the site to land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	AMBER = No Impact

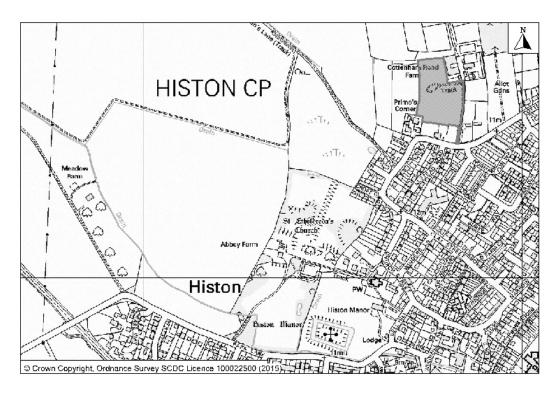
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = 2000III
Local Centre	District or Local	1,028m ACF to a point on High Street
Local Contro	centre?	(Histon) which is surrounded by a large
	3311131	number of services and facilities. There is a
		smaller range of services and facilities
		within 1,000m located in Impington, but the
		High Street, Histon represents the main
		centre of Histon and Imington.
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	882m ACF from centre of site to The
IZ a sel a a a l	service?	Surgery, Histon
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or
racililles	of key local	satisfactory mitigation 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	
ECONOMY	communities?	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Sambilage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Bopillation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
	Loannonuge:	

Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres
	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	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km 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 in key community	sufficient
	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
	broadbarid:	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education Capacity	Is there sufficient education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Сараспу	capacity?	constraints can be appropriately miligated
	,	Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	Insufficient secondary school capacity.  R = >800m
Primary	nearest primary	11 - 2000111
School	school?	888m ACF from centre of site to Histon
D: 1		Junior School.
Distance: Secondary	How far is the	G = Within 1km (or site large enough to provide new)
School	nearest secondary school?	provide riew)
		0.4km ACF from centre of site to Impington
<b>TD 41167</b> 67		Village College.
TRANSPORT Cycle Routes	What type of cycle	 AMBER = Medium quality off-road path.
	routes are	7Dert – Modain quality on-load patri.
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable quality. This is a heavily trafficked route with
1		a mix of traffic speeds. Provision or

		contribution from this site would result in
		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	DARK GREEN = Score 19-25
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Total score of 22.
	four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		340m ACF from the centre of the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service.
Public		GG = 20 minutes or less (6)
transport journey time to City Centre		17 Minutes from Impington to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City Centre		4.91km 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 station?	5,433m 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
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.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC013		
Consultation Reference numbers: N/A		
Site name/address: Land rear of 59 & 61 Cor	tenham Road, Histon	

Мар:



**Site description:** The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.

Current use(s): Agricultural

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 1.72 ha.

Potential residential capacity: 46 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		AMBER = Minor loss of grade 1 and 2 land  Minor loss of best and most versatile agricultural land (Grades 1 and 2) - whole

	versatile	site Grade 2
	agricultural land?	sile Grade 2
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Development may be incompatible with neighbouring uses. Unwins Industrial Estate to north east with medium to large sized industrial type units / uses including light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of
PIODIVEDEITY		Sustainable Drainage Systems (Suds).
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	T.,		1
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magaaon
	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
LANDSCADE	TOWNSCADE AND C	III TUDAL U	development process.
Landscape	TOWNSCAPE AND C Will it maintain and	ULIUKAL HI	AMBER = negative impact on landscape
Lanuscape	enhance the		character, incapable of mitigation.
	diversity and		onaracion, moapable of miligation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			this part of the village is an extremely
			sensitive location with a distinctly rural
			character.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through	the second secon	the site has only a tenuous link to village

	appropriate design		framework and would directly impact on the
	and scale of		setting of two Grade II cottages.
	development?		
Green Belt	What effect would		AMBER = negative impact on Greenbelt
0.0020	the development of		purposes
	this site have on		purposes
	Green Belt		
	purposes?		555 60 1 1 1 1 1 1 1
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- site forms an important part of the setting
	buildings,		of the adjacent two Grade II Listed cottages.
	•		
	registered parks		Archaeological potential will require further
	and gardens and		information but it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	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?		0.8km ACF from centre of the site to Histon
	Sporto idollitioo.		and Impington Recreation Ground.
Distance: Play	How far is the		RED = >800m
•	1		NED - 2000III
Facilities	nearest play space		OCCUPA A OFF frame agents of the collection to
	for children and		869m ACF from centre of the site to Land
	teenagers?		west of Water Lane, north of Brook Close,
_			Histon (The Village Green)
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		IX = 2000III
טוטוווטנטו	I nom me nearest		

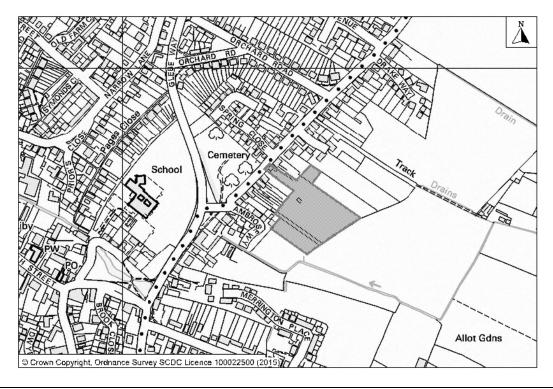
Local Centre	District or Local centre?	835m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m  1,596m ACF from centre of site to Histon 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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	development.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses  Backland development in a low density part of the village, set between 2 listed cottages and an employment site.
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	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

	at Camalanialana	indicator in Block, to comb, postinglant, to alter
	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	1.6km 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
Lanu	in the loss of	l 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	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	
		within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	ganes
	capacity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance	Llavy famila tha	
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	784m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.7km ACF from centre of site to Impington
		Village College.
TRANSPORT	1	· ····································
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Noules	1	AMBEN - Medium quality on-toau pam.
	routes are	T1 1 ( 1981 ) ( 1981 ) ( 1981 ) ( 1981 )
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
110(1)	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	T TTAIISPUIT (at EUGE	ali iliolatices
	of site)?	

Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CREEK Coole to to home concentration
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		( )
station		183m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		1 3 ( )
Transport		20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		23 Minutes from Histon to Cambridge.
City Centre		, and the second
Distance for		G = 5km  to  10km  (4)
cycling to City		
Centre		6.11km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,268m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC053		
Consultation Reference numbers:		
Site name/address: Mill Lane, Impington		
8.6		

## Мар:



**Site description:** The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.

Current use(s): Residential gardens

Proposed use(s): 30+ dwellings

Site size (ha): South Cambridgeshire: 1.35 ha.

Potential residential capacity: 32 dwellings (30 dph)

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

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

Г	T		
	fragmentation, enhance		mitigation
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		, аталия та
	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		Noutral impact (existing factures retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiastructure:		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, minor
			negative impacts incapable of mitigation) -
			The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields. Loss of a significant and distinctive long orchard
			ı vı a sıdılılıdalı alıd distilibliye ivlid vibildid
			-
			plots within a group of contemporary C19
			plots within a group of contemporary C19 terraces, probably part of the significant late
			plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam
			plots within a group of contemporary C19 terraces, probably part of the significant late
			plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would
			plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural
			plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
Townscape	Will it maintain and		plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.  AMBER = negative impact on townscape
Townscape	enhance the		plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
Townscape			plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.  AMBER = negative impact on townscape

	Τ.	W C Sd C
Croos Ball	townscape character, including through appropriate design and scale of development?	conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon 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	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the setting of the Conservation Area and C19 heritage assets. Development would result in the loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. 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	acino con unicagin uno acinopinio in processi.
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  Most of the site is Flood Zone 1 and the southern-most part of the site is within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km  1.1km ACF from centre of the site to Histon

		and Impington Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	ONLEW - TOOM
1 dointies	for children and	298m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
	techagers:	Histon (The Village Green)
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANDER - No Impact
Travollor	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	521m ACF to a point on High Street (Histon)
	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	883m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and 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
1	I the cite integrate	
Communities	the site integrate	
Communities	with existing	
ECONOMY	with existing communities?	AMPED Naturalities are alleged to the 1000
ECONOMY Deprivation	with existing communities?  Does it address	AMBER = Not within or adjacent to the 40%
ECONOMY	with existing communities?  Does it address pockets of income	most deprived Super Output Areas within
ECONOMY Deprivation	with existing communities?  Does it address	· · · · · · · · · · · · · · · · · · ·

	1	
	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
G. Topping	shopping	vitality and viability of existing centres
	hierarchy,	vitality and videlity of existing centres
	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	1.4km 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
20110	in the loss of	is for employment development
	employment land,	
	or deliver new	
1 14:11:41	employment land?	AMPED Circuitionat un que des libeles 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	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	
	iiiii aoti aotai o ai ia	capacity within the distribution zone to
		capacity within the distribution zone to supply the number of proposed properties
	broadband?	supply the number of proposed properties
		supply the number of proposed properties which could arise if all the SHLAA sites
		supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The
		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
		supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly
Education	broadband?	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education	broadband?  Is there sufficient	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient,
Education Capacity	broadband?  Is there sufficient education	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	broadband?  Is there sufficient	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	broadband?  Is there sufficient education	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but
	broadband?  Is there sufficient education	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs.
	broadband?  Is there sufficient education	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but
	broadband?  Is there sufficient education	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs.
Capacity  Distance:	Is there sufficient education capacity?	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Capacity  Distance: Primary	Is there sufficient education capacity?	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m
Capacity  Distance:	Is there sufficient education capacity?  How far is the nearest primary	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon
Distance: Primary School	Is there sufficient education capacity?  How far is the nearest primary school?	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon Junior School.
Distance: Primary School Distance:	Is there sufficient education capacity?  How far is the nearest primary school?  How far is the	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon Junior School.  G = Within 1km (or site large enough to
Distance: Primary School	Is there sufficient education capacity?  How far is the nearest primary school?	supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.  G =<400m  334m ACF from centre of site to Histon Junior School.

		0.8km ACF from centre of site to Impington Village College.
TRANSPORT	<u> </u>	190 00090.
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in 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	Scoring mechanism has	DARK GREEN = Score 19-25
Score (SCDC)	been developed to consider access to and quality of	Total score of 20.
	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		302m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)  20 Minute Service.
Public		GG = 20 minutes or less (6)
transport journey time to City Centre		17 Minutes from Histon to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.31km 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?	5,811m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splays for this site.
Non-Car	Will it make the	AMBER = No impacts

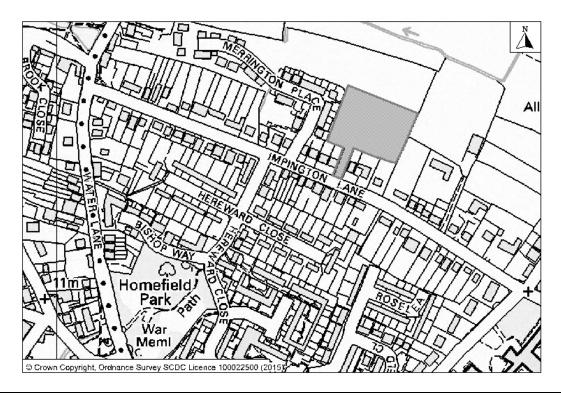
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC112	

**Consultation Reference numbers:** 14 (I&O 2012)

Site name/address: Land r/o 49-71 Impington Lane, Impington

Мар:



**Site description:** The site is situated north of Impington Lane on the northern edge of Impington. A small part of the site, between two residential properties, is within the village framework whilst the remainder of the site is within the Green Belt. The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.

Note: The site adjoins site 114 to the east.

Current use(s): Redundant horticultural land

Proposed use(s): 30-46 dwellings together with public open space.

Site size (ha): South Cambridgeshire: 1.82 ha.

Potential residential capacity: 20 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	paricultural land (Crades 1 and 2) amall
	versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Site but all Grade 2.
Minanala	agricultural land?	ODEEN. Cita is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLLUTION.	reserves?	
POLLUTION	Mould the	CDEEN Minimal no improct reduced
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
		Davalanment unlikely to impact an air
	adverse	Development unlikely to impact on air quality. Site lies in an area where air quality
	impact/worsening of air quality?	
AQMA	Is the site within or	acceptable. GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
. 5.16.1611	Odour, light noise	full mitigation
	and vibration	Tun Tinigation
	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
	compatibility with	site entrance
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		Part of the site was formerly used as a
		nursery and may have contaminated land.
		Potential for minor benefits through
Matan	Mill it must set seed	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GHVII OHIHIGHT!	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Castalliable Dialilage Cystellis (Caas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
2 <u>.</u>	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
	1 2011001 1411011	

	T		<u> </u>
	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		3
	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
110	site or immediately		any protected trees
	adjacent protected		any proteoted trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Assumptions for a neutral impact are that
	green		existing features that warrant retention can
	infrastructure?		be retained or appropriate mitigation will 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 site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields.
			Development of this site would lose the soft
			village edge, pastoral and rural in character,
			between the built development and larger
			agricultural landscape, in an area of
			prominent landscape.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	STITIGITIES LITE		character, moapable of fillingulion.

diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  Green Belt What effect would the development of this site have on Green Belt purposes?  Heritage Will it protect or enhances ites, with income and scale of historical, archaeological, or cultural interest (including conservation area, listed buildings, registered parks and gardens and scaled monuments)?  ELIMATE CHANGE  Renewables Will it support the use of renewable energy resources?  Flood Risk I site at flood risk?  Minor Negative Impact (development conflicts with townscape character, minor negative impact is and part of the setting of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement, significant opportunities for townscape enhancement AMBER = negative impact on Greenbelt purposes  Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation area, listed building, registered parks and gardens and scheduled monuments)?  ELIMATE CHANGE  Renewables Will it support the use of renewable energy resources?  Flood Risk I site at flood risk?  AMBER = Standard requirements for renewables would apply accessible open space?  AMBER = Standard requirements for renewables would apply of publically accessible open space?  AMBER = Standard requirements for likely appropriate mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply accessible open space?  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Standard requirements for renewables would apply accessible open space?  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Fl				
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  Will it protect 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?  Wall it ropers  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  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  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  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  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). The site forms an important part of the setting of two Conservation Areas, but it may be possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site at flood risk?  AMBER = Standard requirements for renewables would apply conservation Areas, but it may be possible to accommodate a smaller development.  AMBER = Standard requireme		diversity and		
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through appropriate design and scale of development?  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, which would alter the character of this largely ribbon settlement. significant opportunities for townscape enhancement AMBER = negative impact on Greenbelt 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 mornuments)?  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site at flood risk?  HUMAN HEALTH AND WELL BEING  Distance:  Distance:  How far is the Outdoor Sport  In Character of this part of the village is linear, with potential for nearest outdoor within the setting of residential development provision of two Conservation Areas, but it may be possible to accommodate a smaller development, Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  AMBER = Standard requirements for renewables would apply energy resources?  AMBER = Standard requirements for renewables would apply accessible open space as part of the development.  AMBER = No significant opportunities or love of the site in the north western corner within flood cones 2 and 3. There are no drainage issues that cannot be appropriate mitigation  Development would create minor opportunities for new public open space as part of the development.  Green Belt  The charce is a large area of residential development in this site of the site in the north western corner within flood cones 2 and 3. There are no drainage issues that cannot be appropriate mitigation  De		townscape	co	onflicts with townscape character, minor
appropriate design and scale of development?  Belt of development?  What effect would the development of this site would after the character of this largely ribbon settlement. significant opportunities for townscape enhancement 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)?  ELIMATE CHANGE  Renewables Will it support the use of renewable energy resources?  Flood Risk Is site at flood risk?  HUMAN HEALTH AND WELL BEING  Distance: How far is the Outdoor Sport in earest outdoor  Distance: How far is the Outdoor Sport in mearest outdoor  Distance: How far is the Outdoor Sport in mearest outdoor  What effect would the development in a cul-de-sac, which would alter the character of this largely energy greaters of the site in the ontoxic stand and scheduled of appropriate in the development process.  In face, which would alter the character of this largely in the site of this largely in the development to cultifus the purposes.  AMBER = Standard requirements for renewables would apply accessible open space as part of the development.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.  AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation.		character, including	ne	egative impacts incapable of mitigation) -
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and scale of development?    Author				
development?   residential development in a cul-de-sac, which would after the character of this largely ribbon settlement. significant opportunities for townscape enhancement opportunities for townscape enhancement AMBER = negative impact on Greenbelt purposes?				
which would alter the character of this largely ribbon settlement. significant opportunities for townscape enhancement 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   Will it support the use of renewable energy resources?   GREEN = Flood Zone 1 and a small part of the site in Flood zone 2 and 3. There are no drainage issues that cannot be appropriate mitigation of appropriate mitigation of appropriate mitigation of a possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  CLIMATE CHANGE   Will it support the use of renewable energy resources?   GREEN = Flood Zone 1 and a small part of the site in Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriate mitigation or loss of existing green infrastructure capable of appropriate mitigation or opportunities or loss of existing green infrastructure capable of appropriate mitigation or opportunities or loss of existing green infrastructure capable of appropriate mitigation or opportunities or loss of existing green infrastructure capable of appropriate mitigation or opportunities or loss of existing green infrastructure capable of appropriate mitigation or opportunities or loss of existing or new public open space as the promoter proposes provision of open space as part of the development.				
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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   Renewable   Renewable energy resources?	Green ben			
Green Belt purposes?   Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?   Mill it support the use of renewable energy resources?   GREEN = Flood Zone 1 / low risk		-	pu	irposes
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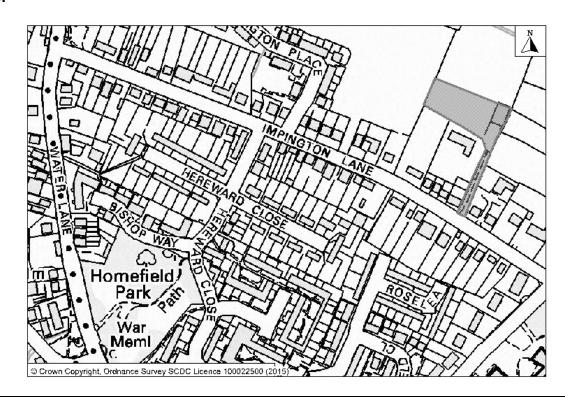
		& Impington Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	ONLER - CTOOM OF ORBITO PROVISION
1 dominos	for children and	370m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANDER - No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	7. 100 000
Local Centre	District or Local	587m ACF to a point on High Street (Histon)
	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	
0011110	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	699m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	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	
ECONOMY	communities?	
ECONOMY	Doop it address.	AMPED Not within an adia and to the 400/
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	
Shanning	Cambridge?	CREEN - No offect or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	Willow Willow Willows, or leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
,	employment	1.9km 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	
1.14114	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Minor Hillitian Infrantsuctive impression and
	services and infrastructure,	Minor Utilities Infrastructure improvements 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
	broadbarra.	within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	447m ACE from pointing of oils to 11's to
School	school?	447m ACF from centre of site to Histon
Distance:	How far is the	Junior School.
Secondary	nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	
301001	GOTTOOT:	0.5km ACF from centre of site to Impington
		Village College.
TRANSPORT	1	J J -

Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in 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.	DARK GREEN = Score 19-25  Total score of 20
Distance: bus stop / rail station		GG = Within 400m (6)  156m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6)  17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)  5.08km 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  5,797m 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. A junction located on to Impington Lane would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	AMBER = No impacts  The Highway Authority will require new 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): SC114		
Consultation Reference numbers:		
Site name/address: Land north of Impington Lane, Impington		



**Site description:** The site is situated north of Impington Lane on the northern edge of Impington. The site is to the rear of a single dwelling to the rear of linear residential development on Impington Lane. It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow.

Note: The site adjoins site 112 to the west.

Current use(s): Shrub Land and improved grassland

Proposed use(s): 32 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.77 ha

Potential residential capacity: 5 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	paricultural land (Crades 1 and 2) amall
	versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Site but all Grade 2.
NA'	agricultural land?	ODEEN O'to be 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	114	LODEEN MILL I I
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 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
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Possible agricultural building on site, which
		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		
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		
( 	(Including		
li lo s			
lo s	International and		
S			
	locally designated		
Biodiversity V	sites)		
	Would		AMBER = Development would have a
	development		negative impact on existing features or
r	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
Θ	enhance		
r	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
r	restoration (helping		be retained or appropriate mitigation will be
l to	to achieve		achieved through the development process.
E	Biodiversity Action		
F	Plan targets, and		
r	maintain		
c	connectivity		
t	between green		
i	infrastructure)?		
TPO A	Are there trees on		GREEN = Site does not contain or adjoin
s	site or immediately		any protected trees
a	adjacent protected		
l b	by a Tree		
F	Preservation Order		
(	(TPO)?		
Green V	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
a	and green spaces,		of appropriate mitigation
t	through delivery of		
a	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
ii	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	WNSCAPE AND C	JLTURAL HE	
	Will it maintain and		AMBER = negative impact on landscape
I -	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
c	character?		
			The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields.
			Development of this site would lose the soft
			village edge, pastoral and rural in character,
			between the built development and larger
			agricultural landscape, in an area of
			agricultaria lariaccapo, ili ali alca ci
Landscape V	Will it maintain and enhance the diversity and distinctiveness of	JLTURAL HE	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) -

Townscano	Will it maintain and		AMBER = negative impact on townscape
Townscape	enhance the		character, incapable of mitigation.
	diversity and		onaracion, incapable of miligation.
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		The character of this part of the village is
	appropriate design		linear, with long rear gardens. Development
	and scale of		of this site would create a large area of
	development?		residential development in a cul-de-sac,
			which would alter the character of this
			largely ribbon settlement.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		F 4F 4.0.00
	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 (development
	(including		conflicts with townscape character, minor
	conservation		negative impacts incapable of mitigation) -
	areas, listed		The character of this part of the village is
	buildings,		linear, with long rear gardens. Development
	registered parks		of this site would create a large area of
	and gardens and		residential development in a cul-de-sac,
	scheduled		which would alter the character of this
	monuments)?		largely ribbon settlement.
CLIMATE CHAI		I	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
Floori Diele	energy resources?		ODEEN Flood Zono 4 / low right
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Most of the site is Flood Zone 1 and a small
			part of the site in the north western corner
			within flood zones 2 and 3. There are 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?		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 Facilities	nearest outdoor		
	sports facilities?		0.9km ACF from centre of the site to Histon

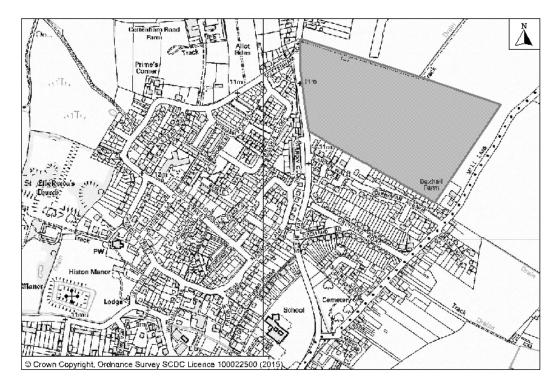
		& Impington Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	THIBER = 400 000m
1 dominos	for children and	476m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANDER - No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	7. 100 000
Local Centre	District or Local	694m ACF to a point on High Street (Histon)
	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	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	281m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , ,
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	·
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	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	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FOOLIGIE!	communities?	
ECONOMY	Doos it addus	AMDED. Not within an adia and to the 4000
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?	

	Table 1	
	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 = 1-3km
Accessibility	nearest main	
,	employment	1.4km 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
• time o	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
	broadbarra.	within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japaony	capacity?	achoritanite can be appropriately miligated
	oupuoity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 000111
School	school?	551m ACF from centre of site to Histon
3011001	3011001:	Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide riew <i>)</i> 
3011001	3010011	0.5km ACE from control of site to Impirator
		0.5km ACF from centre of site to Impington Village College.
TDANSDORT		T village College.
TRANSPORT Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.

	1	ı	
	routes are		
	accessible near to		The cycle facilities between Histon &
	the site?		Impington and Cambridge comprise a mix of
			on- and off-road provision, of variable
			quality. This is a heavily trafficked route with
			a mix of traffic speeds. Provision or
			contribution from this site would result in
LIGHT	1		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
	of site)?		
Sustainable	Scoring		DARK GREEN = Score 19-25
Transport	mechanism has		
Score (SCDC)	been developed to		Total score of 20
	consider access to		. 3 (3). 3 (3) (3)
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
D: .	four criteria below.		00 14541: 400 (0)
Distance: bus			GG = Within 400m (6)
stop / rail			
station			246m ACF from the centre of the site to the
			nearest bus stop.
Frequency of			G = 20 minute frequency (4)
Public			. , ,
Transport			
Public			GG = 20 minutes or less (6)
transport			==
journey time to			17 Minutes from Impington to Cambridge.
City Centre			17 Mindles from impington to Cambridge.
Distance for			G = 5km to 10km (4)
			0 = 3km to 10km (4)
cycling to City			E OFILM ACE from the centre of the cite to
Centre			5.05km ACF from the centre of the site to
D: /			Cambridge Market.
Distance:	How far is the site		R = >800m
Railway	from an existing or		
Station	proposed train		5,703m ACF from centre of the site to
	station?		Waterbeach Station.
Access	Will it provide safe		AMBER = Insufficient capacity / access.
	access to the		Negative effects capable of appropriate
	highway network,		mitigation.
	where there is		Ĭ
	available capacity?		Minor negative effects incapable of
	a. anabio oapaony i		mitigation. Access constraints - 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 this site could be fed from site
			number 112.
Non-Car	Will it make the		AMBER = No impacts
Facilities	transport network		
	safer for public		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): SC133		
Consultation Reference numbers: 13 (I&O 2012)		
Site name/address: Land at Buxhall Farm, Glebe Way, Histon		



**Site description:** The site is located to the east of Glebe Way, on the north eastern edge of Histon. The land is within the Green Belt and comprises open agricultural land. The site is screened from the village by hedgerow to the south and east, but exposed to long distance views to the north and east.

Current use(s): Agricultural

**Proposed use(s):** Residential-led mixed use development of approximately 400 dwellings with a range of non-residential uses including employment, retail, commercial uses and community uses that complement the scale of residential development proposed whilst also serving the existing local community, e.g. a new primary school and a new community facility.

Site size (ha): South Cambridgeshire: 12.44 ha.

Potential residential capacity: 187 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	RED = Significant loss (20 ha or more) of grades 1 and 2 land

	best and most	Minor loss of best and most versatile
	versatile	agricultural land (Grades 1 and 2) - small
Minerals	agricultural land? Will it avoid the	site but all Grade 2.  GREEN = Site is not within an allocated or
IVIII let als	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	•	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an adverse	air quality adverse impacts
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
	or an quanty :	mitigation. This proposal is located close to
		the Councils' Air Quality Management Area
		and is of a significant size. Extensive and
		detailed air quality assessments will be
		required to assess the cumulative impacts of this and other proposed developments
		within the locality on air quality along with
		provision of a Low Emissions Strategy.
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
1 Gliddon	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 generator	road traffic noise generation on existing residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	la thora passible	CDEEN - Site not within or adiagont to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination.
	the site?	and the constant of some minutes.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	A
	of the water environment?	Assumptions for a neutral impact are that
	GHAILOHILIGHT (	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 recognised as containing protected species,
	and protect sites designated for	or local area will be developed as
	Tacaignated for	or room 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		AMBER = Development would have a
Diodiversity			•
	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		2 2 2 2 3 3 3 3 3 3 2 3 3 5 3 5 3 5 3 5
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN O'te deservation and district
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		11 1 3
	and access to		Assumptions for a neutral impact include
	green		that appropriate design and mitigation
	infrastructure?		measures would be achieved through the
	illiastructure:		development process.
LANDCCADE	TOWNER AND C	III TUDAL III	
	Will it maintain and	OLIUKAL FI	AMBER = negative impact on landscape
Landscape	Will it maintain and		, , ,
	enhance the		character, incapable of mitigation.
	diversity and		Mara Nama Carlos I (1)
	distinctiveness of		Minor Negative Impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			There is a clear edge to the built up part of
			the village in this location. North of the site
			the village becomes more sporadic and
			takes on a rural character, comprising linear
			development in long plots. The site is very
			open to long views to the north and east.
			Development in this location would have a
			detrimental impact on the rural character.
Townscape	Will it maintain and		AMBER = negative impact on townscape
1 Ownsoape	enhance the		character, incapable of mitigation.
	CHITATION LINE		onaracier, incapable of miligation.

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
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 CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	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?		AMBER = 1-3km  1.7km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

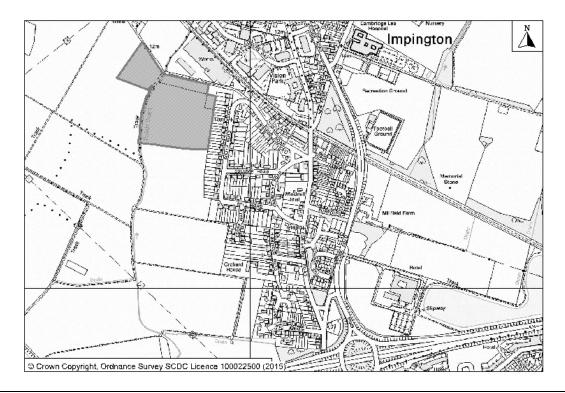
	T	
	for children and	732m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	·
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre	District or Local	960m ACE to a point on High Street which
Local Certife		860m ACF to a point on High Street which
	centre?	is surrounded by a large number of services
<b>5</b> 1 .		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	1,442m ACF from centre of site to The
	service?	Surgery, Histon.
Key Local	Will it improve	GREEN = New local facilities or improved
Facilities	quality and range	existing facilities are proposed of significant
1 domaio	of key local	benefit
	services and	borione
	facilities including	New facilities or improved existing facilities
	health, education	are proposed of minor benefit. Promoter
	The state of the s	
	and leisure (shops,	proposes residential-led mixed use
	post offices, pubs	development with a range of non-residential
	etc?)	uses including employment, retail,
		commercial uses and community uses that
		compliment the scale of residential
		development proposed whilst also serving
_		the existing local community.
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 local community / village hall or
		improved existing facility is proposed of
		minor benefit (and is viable and
		sustainable). Promoter proposes residential-
		led mixed use development with a range of
		non-residential uses including employment,
		retail, commercial uses and community
		uses that compliment the scale of
		residential development proposed whilst
		l ' ' '
Intogration	How well would the	also serving the existing local community.
Integration		AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	

	communities?	
ECONOMY	- Communition:	<u> </u>
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The assumption is that any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  1.8km 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  Development would support minor additional employment opportunities.
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?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.

		Insufficient primary and secondary school capacity.
Distance: Primary	How far is the nearest primary	A = 400 - 800m
School	school?	691m ACF from centre of site to Histon Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.3km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in 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 and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 18.
Distance: bus stop / rail		GG = Within 400m (6)
station		307m ACF from the centre of the site to the nearest bus stop (X8).
		348m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 service provides 1 bus Monday to Friday.
		Citi 8 provides a 20 Minute Service.
Public transport		G = 21 to 30 minutes (4)
journey time to City Centre		X8 - 27 Minutes from Histon to Cambridge.
•		Citi 8 - 23 Minutes from Histon to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)

Centre		5.88km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 5,706m ACF from centre of the site to
Access	station? Will it provide safe access to the highway network, where there is available capacity?	Waterbeach Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated  No capacity constraints identified, safe access can be achieved. A junction located on to Glebe Way would be acceptable to the Highway Authority and the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts  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): SC227			
Consultation Reference numbers: N/A			
Site name/address: Land off Villa Road, Histon			



**Site description:** The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.

Current use(s): Agricultural

Proposed use(s): 40 dwellings

Site size (ha): South Cambridgeshire: 6.64 ha.

Potential residential capacity: 21 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Most of the site is not previously developed
	developed	land although the site includes one
	land?	residential property.
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 2.
	agricultural land?	

Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1000m of an AQMA, M11 or A14  502m ACF from edge of site to AQMA.  787m ACF from edge of site to A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature	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

	T		
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
2.00	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Tilligation
			Assumentions for a noutral improve one 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
			There is a protected welput tree close to the
	by a Tree		There is a protected walnut tree close to the
	Preservation Order		eastern boundary of the site.
	(TPO)?		ANADED NI : 'C'
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		magation measures possible.
			Significant Magative Impact (Davelanment
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is on the edge of the
			village and has a soft boundary, with trees
			and scrub providing a buffer area between
			the built-up area and the wider countryside.
			It provides an area of contrast with the wider
			open landscape. The land is within the
			Green Belt in an area where development
			would have a significant adverse impact on
	1		

		Green Belt purposes and functions, where
		the landscape is open with long views to be
		had across towards Cambridge and Girton.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation
	diversity and	, ,
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) –
	through	The character of this part of the village is
	appropriate design	linear estate development with intermittent
	and scale of	hedging to the east forming a fairly exposed
	development?	edge to farmland. The land is within the
	dovolopinont.	Green Belt in an area where development
		would have a significant adverse impact on
		Green Belt purposes and functions, where
		the landscape is open with long views to be
Green Belt	What effect would	had across towards Cambridge and Girton.
Green beit		RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
11 26	purposes?	ODEEN OF L. C. L.
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	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	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk
		Flood Zone 3 (or other form of flood risk
		incapable of appropriate mitigation) - A
		large proportion of the site (approximately
		4/5ths) is within flood zones 2 and 3.
		However, the land closest to the village
		framework is Flood Zone 1.
HUMAN HEAL	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	<u> </u>
	space?	
	• •	 •

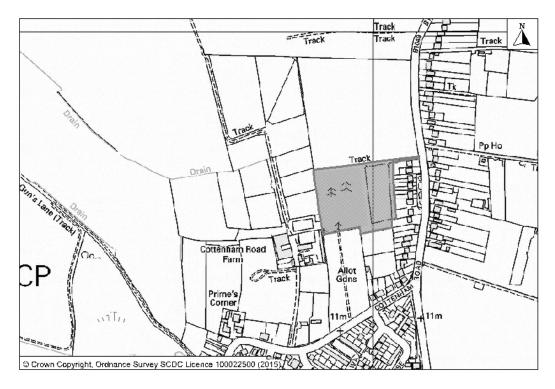
Distant	11	ODEEN Alman and 11
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.7km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	391m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
		Histon (The Village Green)
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	1,008m ACF to a point on High Street which
	centre?	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	A =400 - 800m
Service	nearest health	
	centre or GP	448m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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	3
	with existing	
	communities?	
ECONOMY	1	•
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
200	_ =	

(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Multiple 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
Onopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	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?	Willott include retail, emece, or leleure dece.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
		0.5km 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	
	employment land,	
	an dallinannann	
	or deliver new	
	employment land?	
Utilities	employment land? Will it improve the	AMBER = Significant upgrades likely to be
Utilities	employment land? Will it improve the level of investment	required, constraints capable of appropriate
Utilities	employment land? Will it improve the level of investment in key community	10 ,
Utilities	employment land? Will it improve the level of investment in key community services and	required, constraints capable of appropriate mitigation
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure,	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed.
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation  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
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  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
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  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
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity
Utilities	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly
	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient,
	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient education	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Education	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient education	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but
Education	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient education	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs.
Education	employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient education	required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but

		school provision.
Distance:	How far is the	A =400 - 800m
Primary		A =400 - 000III
•	nearest primary school?	FOAm ACE from control of site to Lliston
School	SCHOOL?	534m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Impington
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
HODT	lo thoro Ligh	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
	of site)?	DADY 005511 0 40 05
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 20.
	consider access to	(Score changed from 22 to 20)
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		425m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		17 Minutes from Histon to Cambridge.
City Centre		Ĭ
Distance for		GG = Up to 5km (6)
cycling to City		-1 (-)
Centre		4.33km ACF from the centre of the site to
3011110		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	N = 2000III
Station	_	5,9.4m ACF from centre of the site to
Station	proposed train station?	Waterbeach Station.
A 00055		
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate

	highway network, where there is	mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)
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): SC306		
Consultation Reference numbers:		
Site name/address: Land west of 113, Cotter	nham Road, Histon	



**Site description:** This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.

Current use(s): Wood and meadow.

Proposed use(s): A mixture of housing and landscaped public open spaces areas.

Site size (ha): South Cambridgeshire: 2.16 ha.

Potential residential capacity: 22 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

Minerals	best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves?	agricultural land (Grades 1 and 2) - small site but all Grade 2.  GREEN = Site is not within an allocated or safeguarded area.  Site within an area designated in the Minerals and Waste LDF but development
20111171011		would not have a negative impact.
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise and odour from Unwins Industrial Estate required.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination  Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  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).
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	T.,		, ·
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
D: 1: ::	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, enhance		mitigation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that existing features that warrant retention can
	help deliver habitat		_
	restoration (helping to achieve		be retained or appropriate mitigation will be 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		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the development process.
I VNDSCVDE	TOWNSCAPE AND C	III TIIDAI LII	
Landscape	Will it maintain and	OLI ONAL HI	AMBER = negative impact on landscape
Lariasoape	enhance the		character, incapable of mitigation.
	diversity and		onaraotor, moapablo of magadon.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			Whilst the site is screened from adjoining
			residential properties, and the Unwins
			industrial estate, it is open to views across
			to the north west, where the landscape
			becomes more exposed. The landscape is
			clearly rural in character, and development
l			in this location would be harmful to the
			als are at an af the
Taxan	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		character of the area.
Townscape	Will it maintain and enhance the		character of the area.  AMBER = negative impact on townscape character, incapable of mitigation.

	1	 
Green Belt	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of	Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.  AMBER = negative impact on Greenbelt purposes
	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	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate
	areas, listed buildings, registered parks and gardens and scheduled monuments)?	design and mitigation measures would be achieved through the development process.
CLIMATE CHAI		AMPED OF L. I. I. I. I. I.
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.
	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	AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?	2.1km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	1,023m ACF from centre of the site to land west of Water Lane, Histon
Gypsy &	Will it provide for	AMBER = No Impact
	•	

Troveller	4h o	<u> </u>
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: (	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	5 1400 ( ) 405
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,038m to Histon, 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	4-00 40-4
	centre or GP	1,768m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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
E00110177		an area characterised by linear
ECONOMY	Dana it a dula	ANDED Net within an allie of the 1000
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	
1	Kings Hedges?	
	Would allocation	
	Would allocation result in	
	Would allocation result in development in	
	Would allocation result in	

Shopping	Will it protect the	GREEN = No effect or would support the
Coppig	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	1.9km ACF from centre of site to South
	employment centre?	Cambridgeshire 006D (Histon, including
	Contro:	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	No. 11626 L.C. C. C.
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including communications	There is insufficient spare mains water capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbaria:	within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Dietonos	How for in the	Insufficient secondary school capacity.
Distance: Primary	How far is the nearest primary	R = >800m
School	school?	948m ACF from centre of site to Histon
3011001	3011001:	Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.8km ACF from centre of site to Impington
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	ANADED comiss massis massis and a second
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not all instances
	Transport (at edge	an molances

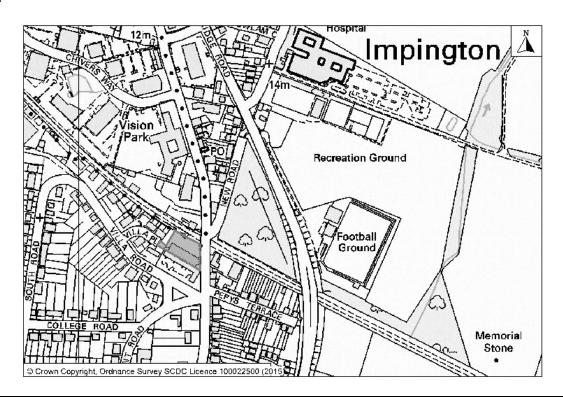
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CREEN - Socio 10 10 Hom + Ontona below
Score (SCDC)	been developed to	Total Score of 18
(000.0 (000.0)	consider access to	1000100110
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		163m to nearest bus stop ACF (Histon, Glebe Way)
Frequency of		G = 20 minute frequency (4)
Public Transport		20 minute service (Citi 8)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		26 Minutes (Histon, Glebe Way to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City Centre		6 27km ACE to Combridge City Contro
Distance:	How far is the site	6.27km ACF to Cambridge City Centre  R = >800m
Railway	from an existing or	K = >00011
Station	proposed train	6,053m ACF from centre of the site to
Clation	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Access constraints - the track that at
		present serves as an access unlikely to be
		suitable as an access for such a large area
Non Cor	Mill it make the	of land.
Non-Car Facilities	Will it make the	AMBER = No impacts
i aciiiies	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 racillities:	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): SC308	
	22.12

Consultation Reference numbers: H2 (I&O 2013 part 2)

Site name/address: Land at former Bishops Hardware Store, Histon

Мар:



**Site description:** The site is located within the village framework of Histon immediately to the south of the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. The site is currently occupied by retail and warehousing buildings and car parking.

Current use(s): Retail and warehousing, with car parking

Proposed use(s): 30 dwellings

Site size (ha): South Cambridgeshire: 0.22 ha.

**Potential residential capacity:** 10 plus dwellings (30 dph minimum) The density of development on this small urban site would be determined by design and amenity considerations

The promoter has sought pre-application advice for 30 residential apartments, at a density 137 dph, in recognition of the sustainable location on the Guided Busway. The advice suggests a slightly lower density to allow for more on-site benefits such as landscaping, car parking and improved amenity space.

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising a variety of
	land?	industrial and commercial buildings and
		hardstanding.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
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?	AMBER = <1,000m of an AQMA, M11 or A14  359m ACF from edge of site to AQMA.  692m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Traffic noise will need assessment in accordance industry best practice and associated guidance and the impact. Residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
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 was formerly used for industrial purposes and is adjacent to a former railway and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water	GREEN = No impact / Capable of full mitigation  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	,		
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		
	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		Various Tree Preservation Orders lie along
	Preservation Order		Villa Road, approximately 23m to the south
	(TPO)?		west 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 and access to		Noutral impact (oxisting footures retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	aot. dotaro:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)

	Ι	
Townson	landscape character?	Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement
	character, including through appropriate design and scale of development?	Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.
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		LAMBER OF L. I. I. I. I.
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	⊥ ΓH AND WELL BEING	carnot be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

		ı	
	space?		Neutral impact (existing features retained or
			appropriate mitigation). Assumption is
			standard requirements for open space
			would apply.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Contact of the production of t
Facilities	sports facilities?		0.3km ACF from centre of the site to Histon
1 dollitios	Sports facilities:		& Impington Recreation Ground.
Dietopos: Play	How far is the		GREEN = <400m or onsite provision
Distance: Play			GREEN = <400111 of offsite provision
Facilities	nearest play space		040 4054 4 44 34 4 134
	for children and		240m ACF from centre of the site to Histon
	teenagers?		& Impington Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		1. – 2.00m
Local Centre	District or Local		Payand 1 000m from pagrage contro ACE
Local Centre			Beyond 1,000m from nearest centre ACF
D'-1	centre?		(1,155m to Histon, 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		G = <400m
Service	nearest health		
	centre or GP		380m ACF from centre of site to Surgery,
	service?		Histon.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
1 dolling	of key local		canciaciony maganem proposed).
	services and		Development would result loss of existing
	facilities including		facilities, minor negative impact - loss of a
	<u> </u>		·
	health, education		hardware store, but marketing has shown
	and leisure (shops,		no retail demand and there is another shop
	post offices, pubs		available opposite the site.
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible.
	activities?		·
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		GREEN = Good scope for integration with
with Existing	development on		existing communities / of sufficient scale to
	-		
Communities	the site integrate		create a new community.
	with existing		
	communities?		
ECONOMY	- Communication		

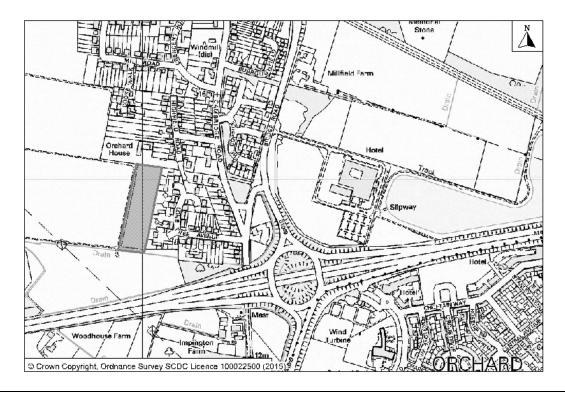
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according 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 loss of a hardware store, but marketing has shown no retail demand.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  1.0km 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?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land - loss of a hardware store, but marketing has shown no retail demand.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	684m ACF from centre of site to Histon &
		Impington Infant School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
SCHOOL	SCHOOL!	O Clare A C E from control of site to leaving stone
		0.6km ACF from centre of site to Impington
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		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
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 24
000.0 (0020)	consider access to	10.00.000.000.000
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		10-70m to nearest bus stop ACF (Histon &
		Impington, Guided Bus Stop)
Frequency of		GG = 10 minute frequency or better (6)
Public		. , , , , ,
Transport		10 minute service (Guided Bus A & B)
Public		GG = 20 minutes or less (6)
transport		22 23
journey time to		16 Minutes (Histon & Impington, Guided
1 -		` ' '
City Centre		Bus Stop to Cambridge, The Busway
		Regent Street)
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.13km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,639m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
700000	access to the	• •
		identified that cannot be fully mitigated.
	highway network,	

	where there is available capacity?	No capacity constraints identified, safe access can be achieved. A junction located on to Cambridge Road would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	GREEN = Significant improvements to public transport, cycling, walking facilities.  The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC336		
Consultation Reference numbers:		
Site name/address: Land to the west of Lone	Tree Avenue, Impington	

## Мар:



**Site description:** Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south.

Current use(s): Grassland

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.37 ha.

Potential residential capacity: 37 dwellings (30 dph)

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

Minorala	\\/:   :4 c.:=:=  :1	ODEEN OF	not within an alless to de-
Minerals	Will it avoid the sterilisation of economic mineral	safeguarded area	not within an allocated or a.
	reserves?	designated in the but development	site within an area Minerals and Waste LDF would not have a negative
DOLLUTION		impact.	
POLLUTION	1 M a l al . tla . a	ANADED Citalia	
Air Quality	Would the development of the sites result in an adverse		es near source of air elopment could impact on se impacts.
	impact/worsening of air quality?	development cou with minor negat	urce of air pollution, or all impact on air quality, ive impacts incapable of to an AQMA on A14.
AQMA	Is the site within or near to an AQMA, the M11 or the	RED = Within or or A14	adjacent to an AQMA, M11
	A14?	0m ACF from ed	ge of site to AQMA
		113m ACF from	edge of site to A14
Pollution	Are there potential Odour, light noise	AMBER = Advers	se impacts capable of ion
	and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	a result of, the de negative impacts Significant poten A14. Some mino site road traffic n residential due to movements but o site entrance	r negative impacts to, or as evelopment, with minor incapable of mitigation. Itial for traffic noise from r to moderate additional offoise generation on existing a development related car dependent on location of
Contamination	Is there possible contamination on the site?	an area with a hi capable of remed proposed develo	artially within or adjacent to story of contamination, or diation appropriate to pment (potential to achieve to appropriate mitigation)
		disused railway I benefits through contamination.	on site and adjacent to ine. Potential for minor remediation of minor
Water	Will it protect and where possible enhance the quality	GREEN = No immitigation	pact / Capable of full
	of the water environment?	Assumptions for appropriate stand measures will ac development pro	likely to affect water quality. a neutral impact are that dards and pollution control hieved through the cess, e.g. as part of nage 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?		(*   1	
	(Including			
	International and			
	locally designated			
	sites)			
Biodiversity	Would		AMBER = Development would have a	
	development		negative impact on existing features or	
	reduce habitat		network links but capable of appropriate	
	fragmentation,		mitigation	
	enhance			
	native species, and		Assumptions for a neutral impact are that	
	help deliver habitat		existing features that warrant retention can	
	restoration (helping		be retained or appropriate mitigation will be	
	to achieve		achieved through the development process.	
	Biodiversity Action			
	Plan targets, and			
	maintain			
	connectivity			
	between green infrastructure)?			
TPO	Are there trees on		GREEN = Site does not contain or adjoin	
11 0	site or immediately		any protected trees	
	adjacent protected		any proteoted troop	
	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	
LANDOSTE			development process.	
	LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape	
	enhance the		character, incapable of mitigation.	
	diversity and		Minor Negative Impact (Devalor mant	
	distinctiveness of		Minor Negative Impact (Development	
	landscape		conflicts with landscape character, minor	
	character?		negative impacts incapable of mitigation) -	
			adverse effect on the landscape and	
			townscape setting of Impington. It would impact on the purposes and functions of the	
			impaction the purposes and functions of the	

		Green Belt in an area with wide views
		across to Cambridge.
Will it maintain and		AMBER = negative impact on townscape
enhance the		character, incapable of mitigation.
diversity and		
distinctiveness of		Minor Negative Impact (development
townscape		conflicts with townscape character, minor
-		negative impacts incapable of mitigation) -
•		backland development that does not relate
•		well to street-scene.
		well to street occine.
		AMPER - pagative impact on Croophalt
		AMBER = negative impact on Greenbelt
•		purposes
		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
`		information but the assumption for a neutral
		impact is that it is likely appropriate
		mitigation can be achieved through the
9		development process.
		development process.
		AMDED Ctondord requirements for
		AMBER = Standard requirements for
		renewables would apply
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		oannot be appropriately addressed
		GREEN = Assumes minimum on-site
		provision to adopted plan standards is
. ,		provided onsite
How far is the		GREEN = <1km or onsite provision
nearest outdoor		
sports facilities?		0.6m ACF from centre of the site to land
		west of Ring Fort Road, Orchard Park.
		west of King Fort Road, Orenard Fank.
How far is the		GREEN = <400m or onsite provision
nearest play space		GREEN = <400m or onsite provision
	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 areas, listed buildings, registered parks and gardens and scheduled monuments)?  GE  Will it support the use of renewable energy resources?  Is site at flood risk?  H AND WELL BEING  Will it increase the quantity and quality of publically accessible open space?	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 areas, listed buildings, registered parks and gardens and scheduled monuments)?  GE  Will it support the use of renewable energy resources?  Is site at flood risk?  HAND WELL BEING  Will it increase the quantity and quality of publically accessible open space?

Г <del></del>	Τ	
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	1,700m ACF to Cambridge Road (Village
	centre?	Hall), Girton
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	974m ACF from centre of site to The
	service?	Surgery, Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 domaio	of key local	realistation y management proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	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
1 dointies	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	douvidos:	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
Communices	with existing	
İ	COMMUNITIES	
FCONOMY	communities?	
ECONOMY Deprivation	<u></u>	AMBER - Not within or adjacent to the 40%
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
	Does it address pockets of income	most deprived Super Output Areas within
Deprivation	Does it address pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation	most deprived Super Output Areas within
Deprivation	Does it address pockets of income and employment deprivation particularly in	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	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	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	most deprived Super Output Areas within Cambridge according to the Index of

	Ι	10 10 1 1 1 100 V 1 2 1
	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.2km 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	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Sumolent.
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	lacufficient areas asked as a situation
		Insufficient spare school capacity but
Distance:	How far is the	 potential for improvement to meet needs. A = 400 - 800m
Primary	nearest primary	A = 400 - 000III
School	school?	682m ACF from centre of site to Orchard
30.1001	30.1001.	Park Primary School.
Distance:	How far is the	 A = 1 to 3 km
Secondary	nearest secondary	10 0 1
School	school?	1.2km ACF from centre of site to Impington
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	AMPER
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)?	DARK CREEN - Score 10.25
Sustainable	Scoring	DARK GREEN = Score 19-25

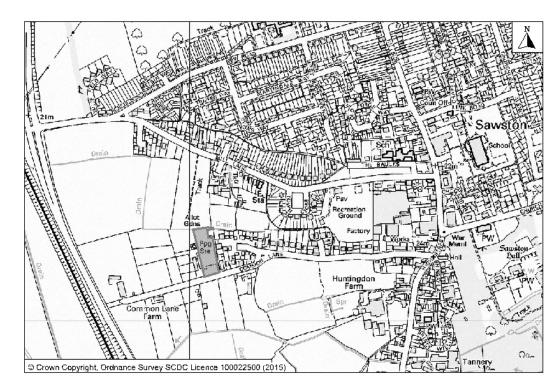
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total Score 22
Distance: bus stop / rail station		GG = Within 400m (6)  242m ACF from the centre of the site to the nearest bus stop (Impington, Highfield Road)
Frequency of Public Transport		G = 20 minute frequency (4)  Citi 8 service - 20 minute service.
Public transport journey time to City Centre		GG = 20 minutes or less (6)  16 minutes from bus stop to the centre of Cambridge (Impington, Highfield Road to Cambridge, Emmanuel Street).
Distance for cycling to City Centre		GG = Up to 5km (6)  3.59km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m  5,157m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.  The proposed site does not appear to have a direct link to the adopted public highway. The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary.
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): SC023	

Consultation Reference numbers: 12 (I&O 2012)

Site name/address: Land between 66 & 68 Common Lane, Sawston

Мар:



**Site description:** Grazing land on the north side of Common Lane bounded by a riding school to the west, agricultural to the north, with bungalows to the east. The site boundary is formed by hedges to the south, west and north. Running down the eastern flank is a paved track giving access to an Anglian Water pumping station adjacent to the north east corner of the site. Existing vehicular access to Common Lane.

**Current use(s):** Front quarter of the site is unused grazing land, the remainder of the site has been used since 2009 by the adjoining riding stables for grazing.

Proposed use(s): House building, 18+ dwellings

Site size (ha): South Cambridgeshire: 0.5 hectares

Potential residential capacity: 14 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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Sewage Pumping Station nearby to north east corner, so there may be a cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment - moderate risk.
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)  Possible storage of unknown materials in south of site and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures.  Assumptions for a neutral impact are that

			appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on		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.  AMBER = Any adverse impact on protected
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		trees capable of appropriate mitigation  TPO to north-western corner of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  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		AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor

	T			
Townscape	character?  Will it maintain and enhance the		negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.  GREEN = No impact (generally compatible, or capable of being made compatible with	
	diversity and distinctiveness of townscape		local townscape character, or provide minor improvements)	
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes	
Heritage	Will it protect or enhance sites, features or areas of historical,		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 use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.	
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk  Flood Zone 2, drainage issues capable of being 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  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  0.4km ACF from centre of the site to	

		Sawston Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	ANIDER - 400 -000III
1 aciiiles	for children and	411m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANIBER = No Impact
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
Local Centre	District or Local	626m ACF from the centre of the site
Local Ochire	centre?	Sawston High Street -a cluster of services
	oontro.	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1. – 2000III
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	1 - 7 0 0 0 m
3011100	centre or GP	891m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	Todaolaciony magaacin propossay.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	D 9 11	ANDED Not will be at a con-
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	

Rings Hedges?   Would allocation result in development in deprived wards of Cambridge?   Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.		T.0 2	
result in development in deprived wards of Cambridge?  Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility  Employment - Accessibility  Employment - Land  Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land?  Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education  Education  Education  Education  El is there sufficient education capacity?  Development would have no effect on vitality of existing centres. The vitality of existing centres.  AMBER = 1-3km  Campus & Wellcome Trust Genome  Campus & Wellcome Trust Genome  Campus & Genome  Campus & Genome  Campus & Wellcome Trust Genome  Campus & Wellcome Trust Genome  Campus & Genome  Campus & Wellcome Trust Genome  Campus & Wellcome T		Kings Hedges?	
Shopping   Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?			
deprived wards of Cambridge?  Shopping  Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres.  Development would have no effect on vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.  Employment - Accessibility  Employment - Accessibility  Employment - Land  Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Education  Capacity  Distance:  How far is the nearest primary School  Distance:  How far is the nearest stime expection of the primary School  Distance:  How far is the nearest primary School  School  Possible Accessibility or existing centres.  Development would have no effect on vitality and viability of existing centres.  Development would have no effect on vitality and viability of existing centres.  Development would have no effect on vitality and viability of existing centres.  Development would have no effect on vitality or viability or existing centres.  Development would have no effect on vitality or viability or orability or si			
Shopping   Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		-	
Shopping Will it protect the shopping liberarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility enterest main employment centre?  Employment - Land Would development result in the loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband?  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Distance: How far is the nearest primary School Secondary school?  Bistance: How far is the nearest primary school?			
shopping hierarchy, supporting the vitality and viability of existing centres. Development would have no effect on vitality and viability of Cambridge, town, district and local centres?  Employment - How far is the nearest main employment centre?  Employment - Land  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education  Capacity  Education  Capacity  Ibstance: Primary School  Secondary  School  Secondary  Separate  Viality and viability of existing centres. The vitality or viability of existing centres. Development would have no effect on vitality and viability of existing centres. The vitality or viability of existing centres. The vitality of viability of existing centres. The vitality or viability of existing centres. The indication is likely to sable play particularly to stess which include retail, offices, or leisure uses.  AMBER = 1-3km  AMBER = 1-3km  AMBER = 1-3km  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education  Capacity?  Distance: How far is the nearest primary school of provide new)  For the ACF from centre of site to Bellbird Primary School, Sawston.  G = Within 1km (or site large enough to provide new)	Channing		CDEEN No effect or would compart the
hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Snopping	•	• •
Supporting the vitality and viability of Cambridge, town, district and local centres?   Supporting the vitality of Cambridge, town, district and local centres?   Support of Cambridgeshire of Site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)   Support of Campus & Wellcome Trust Genome Campus & Genome Campus & Wellcome Trust		•	vitality and viability of existing centres.
vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility  Employment - Accessibility  Employment - Centre?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education  Capacity?  Education  Capacity?  Education  Capacity?  Education  Capacity?  Figure - Centre - C			Davalanment would have no offect on
of Cambridge, town, district and local centres?  Employment - Accessibility Accessibility  Employment - Accessibility Accessibility  Employment - Centre?  Employment - Land  Would development result in the loss of employment land, or deliver new employment land?  Utilities  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity  Distance: Primary School  Distance: Primary School  Employment - How far is the nearest primary school?  Power of Campus & Wellcome Trust Genome Campus & AMBER = 1-3km  AMBER =			
town, district and local centres?  Employment - Accessibility  Employment - Accessibility  Employment - Centre?  Employment - Centre?  Employment - Centre?  Employment - Centre?  Employment - Campus & Wellcome Trust Genome Campus)  Employment - Land  Employment land, or deliver new employment land, or deliver new employment land?  Utilities  Utilities  Utilities  Utilities  Utilities  Utilities  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.  Education Capacity  Education Capacity?  Education Capacity:  Education Capacity:  Distance: Primary School  Distance: Primary School  For mentre of site to South Cambridgeshire 017D (Babraham Research Campus AMBER = 1-3km  AMBER = 1-3km  AMBER = 1-3km  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Sampler = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Sampler = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Sampler = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Sampler = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Sampler = Significant upgrades likely to be required, constraints capable of appropriate mitigation.			'
Interest Primary   Interest Pr			
Employment - Accessibility  How far is the nearest main employment centre?  Employment - Centre?  Would development result in the loss of employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity?  Distance: Primary School  Distance: How far is the nearest primary School  Distance: How far is the secondary School  Distance: How far is the nearest secondary School  Distance: How far is the secondary School  Distance: How far is the nearest secondary School?  AMBER = 1-3km  2.9km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Capkm Captro Hox Capacity and ville development I and Intervention is for employment land / Allocation is for employment land / Allocation is for employment leand / Allocation is for employment leand / Allocation is for employment leand / Allocation is for employment land / Allocation is for employment leand / Allocation is for employment l		-	which include retail, offices, of leisure uses.
Accessibility    nearest main employment centre?   2.9km ACF from centre of site to South Campus & Wellcome Trust Genome Campus & Poliotice Melecome Trust Genome Campus & Wellcome Trust Genome Campus & Senor from Capacity Hubbart Interest in the Surplicant secondary School Capacity & Senor from Capacity Seno	Employment -		AMRER – 1-3km
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Employment - Land  Would development result in the loss of employment land, or deliver new employment land?  Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Will term to the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Education Capacity  Distance: Primary School  Distance: Possible A Wellcome Trust Genome Campus)  G = No loss of employment land, allocation is for employment land / allocation is for employment development.  G = No loss of employment land / allocation is for employment land / allocation is for employment development.  G = No loss of employment land / allocation is for employment land / allocation engloyment land / allocation will for employment land / allocation development.  G = No loss of employment land / allocation is for employment land / allocation engloyment land / allocation will for employment land / allocation will for employment land / allocation be for employment development.  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, constraints capable of appropriate mitigation.  Amber = significant upgrades likely to be required, constraints capable of appropriate mitigation.  Minor Utilities Infrastructure improvements required, constraints capable of appropriate mitigation.  Green = Significant upgrades likely to be required, constraints capable of appropriate mitigation.  GRESH = Non-residential development / surplus school paposable initiation.  GREEN = Non-residential development / su			
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Distance: How far is the Secondary School School?  Primary School, Sawston.  G = Within 1km (or site large enough to provide new)  provide new)	_		761m ACF from centre of site to Bellbird
Distance: How far is the Secondary School G = Within 1km (or site large enough to provide new)			
Secondary nearest secondary school? provide new)	Distance:	How far is the	·
School school?		nearest secondary	,
0.7km ACF from centre of site to Sawston	1		
			0.7km ACF from centre of site to Sawston

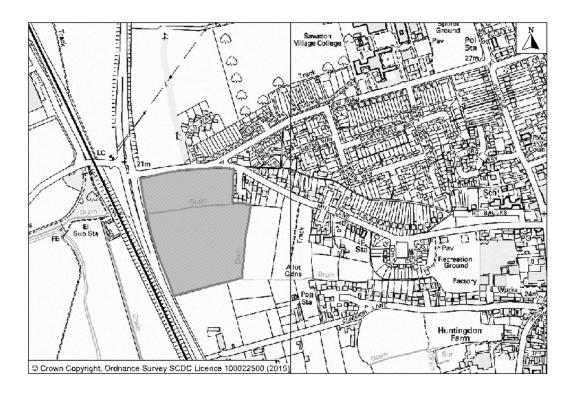
		Village College.
TRANSPORT	<u> </u>	1
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. 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.	AMBER = Score 10-14 from 4 criteria  Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 611m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)  20 minute service to Cambridge.
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		39 Minutes from Sawston to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		9.79km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m  1,979m ACF from centre of the site to
Access	station? Will it provide safe access to the highway network, where there is available capacity?	Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.
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): SC044	

**Consultation Reference numbers:** N/A

**Site name/address:** Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)

## Map:



**Site description:** Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.

Current use(s): Agricultural

Proposed use(s): Residential development for 264 dwellings

Site size (ha): South Cambridgeshire: 6.57 ha.

**Potential residential capacity:** 149 dwellings if development in flood zone 2 is possible (30 dph)

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

	T	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site within an area designated in the
		Minerals and Waste LDF (sand and gravel)
		but development would not have a negative
		impact.
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	'
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
, (Q(V)/ (	near to an AQMA,	A14
	the M11 or the	/\ld
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 Ollution	Odour, light noise	full mitigation
	and vibration	Tall filligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	uses.
	generator	
	_	
	(including	
	compatibility with	
	neighbouring	
Contamination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination.
		area with a history of contamination.
Matar	the site?	CDEEN No import / Conchin of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development on Phylics # 1 1 22
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY	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,
	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		Milinan manishing insurant and sharp one care
	native species, and		Minor positive impact as there are some
	help deliver habitat restoration (helping		opportunities for habitat linkage / enhancement / restoration including
	to achieve		woodland planting, retention of
	Biodiversity Action		ditches/watercourses and some grassland.
	Plan targets, and		graduatid.
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected by a Tree		TPO to southern boundary of the site 2008
	Preservation Order		Aerial data show trees still present on the
	(TPO)?		boundary of the site and will need to be
	(11 0).		retained using current best practice and
			guidance unless detailed tree surveys prove
			otherwise. Strong tree belt to north of Mill
			Lane is protected by a 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		Noutral improst (cuisting fostures actains
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	mmashucture!		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		Olavita and Namedia II. (1971)
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). Loss of land in Green Belt would have an adverse impact on Green Belt
			purposes. A strong belt of trees to north of
			site continues to the immediate south of the
			one seminate to the initiodiate south of the

	1	 
Townscape	Will it maintain and	Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village. Development of this site would have an significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost.  GREEN = No impact (generally compatible,
	enhance the diversity and distinctiveness of	or capable of being made compatible with local townscape character, or provide minor improvements)
		improvements)
	townscape character, including through appropriate design and scale of development?	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
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 historical,	is no impact to the setting
	archaeological, or	Assumptions for a neutral impact include
	cultural interest	that appropriate design and mitigation
	(including	measures would be achieved through the
	conservation	development process.
	areas, listed	
	buildings, registered parks	
	and gardens and	
	scheduled	
	monuments)?	
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?	AMBER = Flood Zone 2 / medium risk
		Most of site in Flood Zone 2, drainage issues capable of being appropriately addressed. Remainder of site in Zone 3 flood risk incapable of appropriate mitigation.
HUMAN HEALT	TH AND WELL BEING	 
Open Space	Will it increase the quantity and quality of publically	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
	or publically	provided energy

		ı	
	accessible 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
			Sawston Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		657m ACF from centre of the site to
	teenagers?		Sawston Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 Willer - No Impact
Traveller	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The check of piter of plot provision.
	and Travellers and		
	Travelling		
Dieteras	Showpeople?		D . 000m
Distance:	How far is the site		R =>800m
District or	from the nearest		10-1
Local Centre	District or Local		879m ACF from the centre of the site
	centre?		Sawston High Street -a cluster of services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		1,220m ACF from centre of site to Sawston
	service?		Medical Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
- acinaloc	of key local		canciacion innaganon propossa/i
	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	· /		CDEEN - Dovolonment would not load to
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement /appropriate mitigation
	community		possible.
	activities?		
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		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%
- F			11 1121 11111111 21 010/0101111 10 110/0

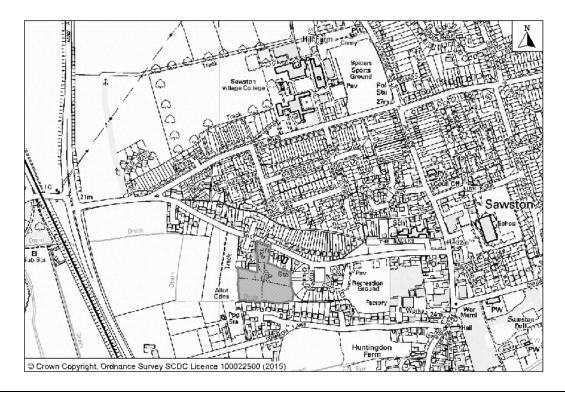
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	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	3.2km 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
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	Di Gadadi id i	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is ikely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japaony	capacity?	appropriately illingated
	oupuoity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	N ->000III
School	school?	986m ACF from centre of site to Bellbird
SCHOOL	2010013	
		Primary School, Sawston.

Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.7km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 13.
Distance: bus	Tour Citteria below.	R = Within 1000m (2)
stop / rail		K = Within 1000m (2)
station		884m ACF from the centre of the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public Transport		20 minute service to Cambridge.
		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
,		29 Minutes from Sawston to Saffron Walden.
Distance for cycling to City		G = 5km to 10km (4)
Centre		9.53km 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?	2,079m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints
	highway network,	identified that cannot be fully mitigated.
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
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	
Site reference number(s): SC116		
Consultation Reference numbers: 11 (I&O 2012)		
Site name/address: Land Rear of 41 Mill Lane, Sawston		

## Мар:



**Site description:** Rough pastureland with agricultural buildings. Enclosed by residential to the northern, eastern and southern boundaries. Boundary hedges with trees. Existing vehicular access to Mill Lane.

**Current use(s):** Vacant farm land with farm buildings. Landowner states that the use ceased in 1995.

Proposed use(s): Residential / live work units

Site size (ha): South Cambridgeshire: 1.59 ha.

Potential residential capacity: 32 dwellings (30 dph net)

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

Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Approximately half of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION	<u>,                                      </u>	
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable.  GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation.  Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY	<u>.</u>	, <u>J </u>
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	(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		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		3
	by a Tree		TPOs to western, northern and eastern
	Preservation Order		boundaries and on access into site in the
	(TPO)?		ownership of 47 Mill Lane potential to be
			compromised. Trees around the boundary
			of the site will 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		or appropriate magazen
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiidoti dotaro.		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).
			Development of this site would have an
			adverse impact on the landscape setting of
			Sawston by introducing built development
			into a small enclosed field visible from a
			path on the eastern boundary and adjoining
			residential.
Townscape	Will it maintain and		AMBER = negative impact on townscape
· ownoodpo	enhance the		character, incapable of mitigation.
Į	Januarioo uio		onaraotor, moapable of fillingation.

	1		
	diversity and		
	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 have an
	appropriate design		adverse impact on the landscape setting of
	and scale of		Sawston by introducing built development
	development?		into a small enclosed field visible from the
	'		west. Within setting of 28 Mill Lane (LB
			Grade II). Some adverse effect due to loss
			of openness and rural approach to this part
			of the village. The site is located in a
			historically sensitive part of the village and
			would have an adverse impact on the
			setting of historic features.
Green Belt	What effect would		GREEN = No impact or Minor positive
Orcen ben	the development of		impact on Green Belt purposes
	this site have on		Impact on Green Belt purposes
	Green Belt		
Heritage	purposes? Will it protect or		RED = Site contains, is adjacent to, or
riontage	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 cultural interest		mitigation
			Significant Negative Impact on historia
	(including conservation		Significant Negative Impact on historic
			Assets (incapable of satisfactory mitigation)
	areas, listed		- Within setting of 28 Mill Lane (LB Grade
	buildings,		II). Adverse effect due to loss of trees at
	registered parks		entrance on approach to LB, loss of
	and gardens and		openness and rural setting. The site is
	scheduled		located to the east of the nationally
OLIMATE OLIM	monuments)?		important Iron Age ringwork Borough Hill.
CLIMATE CHA			ANADED. Chandrad no militare to the
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
Florida:	energy resources?		AMPED Florida C/ " '
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zono 2 drainaga issues sanable of
			Flood Zone 2, drainage issues capable of
HIIMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	being appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		provided drisite.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		OREEN - CHAILOLOUGIC PROVISION
Facilities	sports facilities?		0.3km ACF from centre of the site to
i domines			Sawston Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Citable 4 100m of offsite provision
i dominos	Trodrost play space		

	1		Loop 4054	
	for children and		295m ACF from centre of the site to	
	teenagers?		Sawston Recreation Ground.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the			
	accommodation		No effect on pitch or plot provision.	
	needs of Gypsies			
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		A = 400 - 800m	
District or	from the nearest			
Local Centre	District or Local		517m ACF from the centre of the site	
	centre?		Sawston High Street -a cluster of services	
			and facilities within the village.	
Distance: City	How far is the site		R = >800m	
Centre	from edge of		1 = 7 000m	
Contro	defined Cambridge			
	City Centre?			
Distance: GP	How far is the		R = >800m	
Service	nearest health		K = >000III	
Jei vice	centre or GP		919m ACF from centre of site to Sawston	
	service?		Medical Centre.	
Kov Local				
Key Local	Will it improve		AMBER = No impact on facilities (or	
Facilities	quality and range		satisfactory mitigation proposed).	
	of key local		No fee 200 as lest and as a second at 200 as	
	services and		No facilities lost, and no new facilities	
	facilities including		proposed directly as a result of the	
	health, education		development.	
	and leisure (shops,			
	post offices, pubs			
	etc?)			
Community	Will it encourage		GREEN = Development would not lead to	
Facilities	and enable		the loss of any community facilities or	
	engagement in		replacement /appropriate mitigation	
	community		possible.	
	activities?			
			No facilities lost, and no new facilities	
			proposed directly as a result of the	
			development.	
Integration	How well would the		AMBER = Adequate scope for integration	
with Existing	development on		with existing communities	
Communities	the site integrate		3	
	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	
(Carribriage)	and employment		Cambridge according to the Index of	
	deprivation		Multiple Deprivation 2010.	
			wulipie 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	AMBER = 1-3km
Accessibility	nearest main	O Olivia A OF frage and the of alter to Courtle
	employment centre?	2.8km 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	<b>.</b>
	employment land, or deliver new	Development would have no effect on
	employment land?	employment land or premises. Promoters proposes Residential / live work units.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including communications	required, but constraints can be addressed.
	infrastructure and	There is insufficient spare mains water capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	bi daddaiid i	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
Education	Is there sufficient	mitigation. GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Dietera	Ha to = != 0.	Insufficient secondary school capacity.
Distance: Primary	How far is the nearest primary	A = 400 - 800m
School	school?	639m ACF from centre of site to Bellbird
	33113311	Primary School, Sawston.
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 Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0,0 1100100	1 That type of byold	112 - 110 Graning provident of a cycle land

	routes are accessible near to the site?	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) 513m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)  20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3)  39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)  9.71km 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  2,079m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

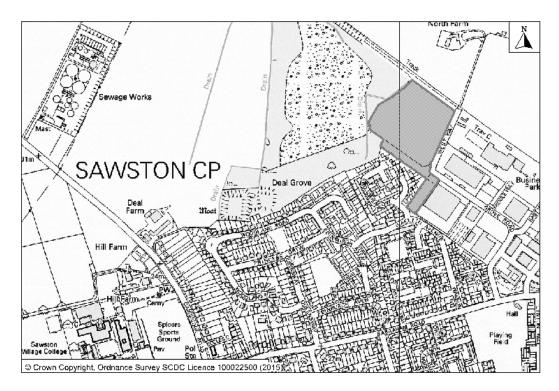
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC153	

Site reference number(s): SC153

Consultation Reference numbers: 6 (I&O 2012)

Site name/address: Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston

Мар:



**Site description:** The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.

Current use(s): Employment land not currently in use.

Proposed use(s): Housing development.

Site size (ha): South Cambridgeshire: 3.56 ha.

Potential residential capacity: 80 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	_
	best and most	

	Vorootile	
	versatile	
Minerals	agricultural land? Will it avoid the	CDEEN Cite is not within an allocated an
winerais		GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOI: 11171011	reserves?	
POLLUTION	Two trains	OBEEN AND A COLUMN
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
İ	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	RED = Significant adverse impacts
l	Odour, light noise	incapable of appropriate mitigation
	and vibration	<b>5</b> 1 11 111 111
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse
		type uses. These are unlikely to be
<u> </u>	1 1 11	considered compatible uses.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
184 -	N. (1)	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

	designated for		or local area will be developed as		
	designated for nature		greenspace. No or negligible impacts.		
	conservation		greenspace. No or negligible impacts.		
			No impact on protected sites and appaies		
	interest, and		No impact on protected sites and species		
	geodiversity?		(or impacts could be mitigated).		
	(Including				
	International and				
	locally designated				
D: 11 '/	sites)		AMBED B		
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,	LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Landscape	Will it maintain and		GREEN = No impact (generally compatible,		
	enhance the		or capable of being made compatible with		
	diversity and		local landscape character, or provide minor		
	distinctiveness of		improvements)		
	landscape				
	character?		Minor Positive Impact (Development would		
			relate to local landscape character and offer		
			opportunities for landscape enhancement).		
			The site is occupied by a variety of		
			commercial buildings and open storage		
			areas. Redevelopment for residential could		
			improve the harsh village edge in this		
			location.		
L	<u> </u>		· -		

Townscape	Will it maintain and	GREEN = No impact (generally compatible,
Townscape	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	
	character, including	Minor Positive Impact (Development would
	through	relate to local townscape character and
	appropriate design	offer opportunities for enhancement). The
	and scale of	site is occupied by a variety of commercial
	development?	buildings and open storage areas.
	'	Redevelopment for residential could
		improve the harsh village edge in this
		location.
Green Belt	What effect would	GREEN = No impact or Minor positive
	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	
<u> </u>	monuments)?	
CLIMATE CHAI		LAMBED OF LATER AND A
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 Zono 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
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided drisite
	space?	Neutral impact (existing features retained or
	space:	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONEER - CHAIN OF GROUP PROVISION
Facilities	sports facilities?	0.6km ACF from centre of the site to playing
. dominos	oporto idollidos:	field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	ca. cot play opaco	

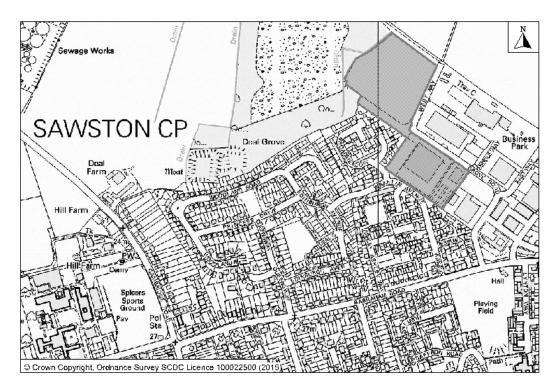
	for abilities .	400m AOF from
	for children and	480m ACF from centre of the site to land
Cuma:: 0	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	No offect on mitch or mist many delay
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: 1	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	4.404 4.05 (none that a set the set the
Local Centre	District or Local	1,124m ACF from the centre of the site
	centre?	Sawston High Street - a cluster of services
D:		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,878m ACF from centre of site to Sawston
	service?	Medical 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
		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	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC154	

Consultation Reference numbers: 7 (I&O 2012)

Site name/address: Land at Grove Road / West Way, Dales Manor Business Park, Sawston

Map:



Site description: The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.

Current use(s): Employment and employment land not currently in use

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 5.19 ha.

Potential residential capacity: 117 dwellings (30 dph)

LAND	LAND			
PDL	Would		GREEN = Entirely on PDL	
	development make		·	
	use of previously		The whole of the site is previously	
	developed		developed land comprising commercial	
	land?		buildings and open storage areas.	
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
AQMA	of air quality? Is the site within or	acceptable.
AQIVIA	near to an AQMA,	GREEN = >1,000m of an AQMA, M11, or A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	and the second s
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse type uses. These are unlikely to be
		considered compatible uses.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Comamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		,
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
107.4	NAPIL II	remediation of minor contamination.
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 affect water quality.  The majority of the site within Groundwater
	GHVIIOHHIGHT!	Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater,

BIODIVERSITY			
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		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
0	site or immediately		any protected trees
	adjacent protected		and brother mose
	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.
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of

	<del>_</del>	
		commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	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 site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
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,	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 CHA	,	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk.  Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	ODEEN Assumas misirous as alla
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  0.5km ACF from centre of the site to playing field south of Babraham Road and west of

			Lynton Way, Sawston.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space		THIBER = 400 000m
1 dominoo	for children and		418m ACF from centre of the site to land
	teenagers?		east of Queensway, Sawston.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 WIDER - No Impaot
Travollor	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The ender on phon or piet provision.
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,047m ACF from the centre of the site
	centre?		Sawston High Street - a cluster of services
			and facilities within the village.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		1,791m ACF from centre of site to Sawston
	service?		Medical 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?)		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 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		Man oxidating dominations
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
, , ,	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		· · ·
	Abbey Ward and		

	T		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the	GREEN = No effect of	or would support the
	shopping	vitality and viability of	existing centres.
	hierarchy,		
	supporting the	Development would h	
	vitality and viability	vitality or viability of e	· ·
	of Cambridge,	· ·	oply particularly to sites
	town, district and	which include retail, o	offices, or leisure uses.
	local centres?		
Employment -	How far is the	AMBER = 1-3km	
Accessibility	nearest main		
	employment	2.4km ACF form cent	re of site to South
	centre?		) (Babraham Research
		Campus & Wellcome	Trust Genome
		Campus)	
Employment -	Would	A = Some loss of em	ployment land and job
Land	development result	opportunities mitigate	ed by alternative
	in the loss of	allocation in the area	(< 50%).
	employment land,		
	or deliver new	Development would h	nave a minor negative
	employment land?	effect on employmen	t opportunities, as a
		result of the loss of e	xisting employment
		land. Site of 5.19 ha.	is currently vacant.
Utilities	Will it improve the	AMBER = Significant	upgrades likely to be
	level of investment	required, constraints	capable of appropriate
	in key community	mitigation	
	services and		
	infrastructure,	Minor Utilities Infrastr	ucture improvements
	including		nts can be addressed.
	communications	There is insufficient s	pare mains water
	infrastructure and	capacity within the di	
	broadband?	supply the number of	
		which could arise if a	
			to be developed. The
			approaching capacity
		and will require inves	tigation and possibly
		mitigation.	
Education	Is there sufficient	AMBER = School cap	
Capacity	education	constraints can be ap	propriately mitigated.
	capacity?		
			ufficient, but significant
		issues can be adequa	•
		Insufficient primary a	nd secondary school
		capacity.	
Distance:	How far is the	A = 400 - 800m	
Primary	nearest primary		
School	school?	667m ACF from cent	re of site to Icknield
Distance:	How far is the	Primary School, Saw G = Within 1km (or s	

Secondary	nearest secondary		provide new)
School	school?		provide now)
			1.0km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium 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			G = Within 600m (4)
stop / rail station			559m ACF from the centre of the site to the nearest bus stop.
Frequency of Public			G = 20 minute frequency (4)
Transport			20 minute service to Cambridge.
Public			A = 31 to 40 minutes (3)
transport journey time to City Centre			39 Minutes from Sawston to Cambridge.
Distance for			G = 5km to 10km (4)
cycling to City Centre			9.04km 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?		3,151m ACF from centre of the site to Whittlesford 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.

	develorers and in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. (( )
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	
	employment	2.5km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
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. Site of 3.56 ha. is currently vacant.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	762m ACF from centre of site to lcknield
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		1.0km ACF from centre of site to Sawston
1		15 15 5 5 1

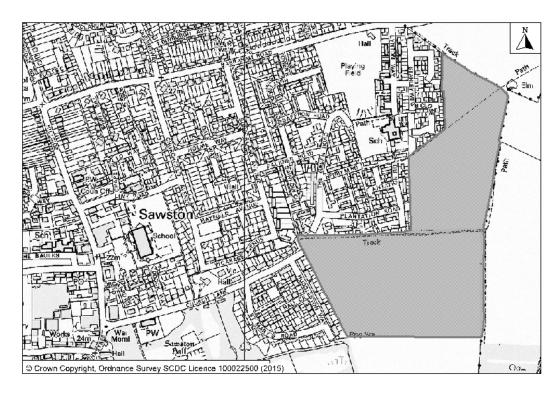
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable 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.	AMBER = Score 10-14 from 4 criteria below  Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 634m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport Public		20 minute service to Cambridge.  A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)  9.04km 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?	3,146m 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.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts  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): SC178	

Consultation Reference numbers: 9 (I&O 2012)

Site name/address: Land east of Sawston.

Мар:



**Site description**: The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Icknield Primary School.

Current use(s): Agricultural

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

Site size (ha): South Cambridgeshire: 17.21 ha.

Potential residential capacity: Reduced site area capacity 160 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	AMBER = Minor loss of grade 1 and 2 land  Minor loss of best and most versatile agricultural land (Grades 1 and 2) - part of

	versetil-		aita Crada 2				
	versatile		site Grade 2.				
Minerals	agricultural land? Will it avoid the		GREEN = Site is not within an allocated or				
winerais							
	sterilisation of		safeguarded area.				
	economic mineral						
DOLLUTION	reserves?						
POLLUTION Air Ouglity	Would the		CDEEN Minimal no impact reduced				
Air Quality			GREEN = Minimal, no impact, reduced				
	development of the sites result in an		impact.				
	adverse		Development unlikely to impact on air				
	impact/worsening		quality. Site lies in an area where air quality				
	of air quality?		acceptable.				
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or				
AQIVIA	near to an AQMA,		A14				
	the M11 or the		ATT .				
	A14?						
Pollution	Are there potential		GREEN = No adverse effects or capable of				
	Odour, light noise		full mitigation				
	and vibration		Tan magadon				
	problems if the site		Development compatible with neighbouring				
	is developed, as a		uses.				
	receptor or						
	generator						
	(including						
	compatibility with						
	neighbouring						
	uses)?						
Contamination	Is there possible		GREEN = Site not within or adjacent to an				
	contamination on		area with a history of contamination.				
	the site?						
			Development not on land likely to be				
			contaminated.				
Water	Will it protect and		GREEN = No impact / Capable of full				
	where possible		mitigation				
	enhance the quality						
	of the water		Development unlikely to affect water quality.				
	environment?		The site within Groundwater Source				
			Protection Zone 2 which does not rule out				
			development but may influence land use or				
			require pollution control measures.				
			Assumptions for a neutral impact are that				
			appropriate standards and pollution control				
			measures will achieved through the				
			development process and will mitigate any				
BIODIVERSITY			impact on groundwater.				
Designated	Will it conserve		GREEN = Does not contain, is not adjacent				
Sites	protected species		to designated for nature conservation or				
Oiles	and protect sites		recognised as containing protected species,				
	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).				
	ווונטוטטנ, מווע		(or impacts could be miligated).				

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Townsons	Will it maintain and	to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.  GREEN = No impact (generally compatible,
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?	Adjoins estate housing to the west.  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) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact.  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
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
LIIMAN HEALT	│ 「H AND WELL BEING	cannot 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 deliver significant new
	ορασο:	public open space. Proposed 6.8 hectares for open space uses.

	T.,	00
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	324m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	·
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	884m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,281m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
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. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
25	with existing	
	communities?	
ECONOMY	John Marines	
LOCITORII		

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.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km 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.
Lana	in the loss of	to for omployment dovolopment.
	employment land,	Development would have no effect on
	or deliver new	
		employment land or premises.
Lieve	employment land?	AMPER O' 'C' ( I I'I I ( I
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	Siodasaila.	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		• • • • • • • • • • • • • • • • • • •
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
	<u> </u>	to require local and upstream reinforcement.
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. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site.
	1	chasic ite expansion on oite.

Dieterasa	How for to the	C .400m
Distance:	How far is the	G = <400m
Primary School	nearest primary school?	220m ACF from centre of site to Icknield
Scriooi	SCHOOLS	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	ANADED
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not all instances
	Transport (at edge of site)?	all instances
	or site):	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	AMBER = Goore to 14 hom 4 chiena
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		A = Within 800m (3)
stop / rail		
station		696m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		20 minuto convico to Combridgo
Transport Public		20 minute service to Cambridge.  A = 31 to 40 minutes (3)
transport		7. – 51 to 40 minutes (5)
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		33 minutes from Cawaton to Cambridge.
Distance for		A = 10km to 15 km (3)
cycling to City		
Centre		10.01km 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	2,564m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor pagetive offects incomple of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The
		Highways Authority comment that the existing access link to the public highway is
ĺ	1	existing access this to the public highway is

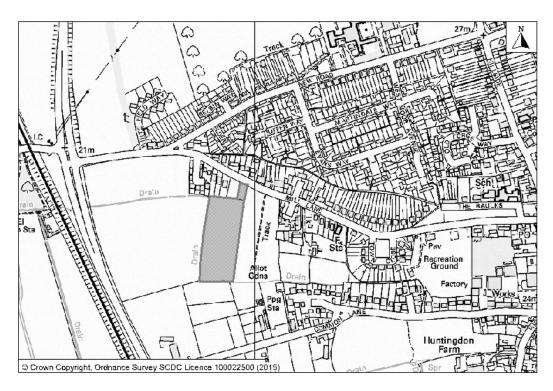
		unsuitable to serve the number of units that are being proposed. Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
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): SC230		

Consultation Reference numbers: 10 (I&O 2012)

Site name/address: Mill Lane, Sawston

Map:



**Site description:** A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.

Current use(s): Agricultural (pasture).

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.48 hectares

Potential residential capacity: 40 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality?  Is the site within or near to an AQMA, the M11 or the A14?	acceptable.  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. Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		ODEEN December 1 1 1 1
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).

	Internetional		
	International and		
	locally designated		
D: 1: '(	sites)		AMBER
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		Assumentions for a newtral inspect and that
	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.
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		1 11 1 3
	by a Tree		TPO running along southern site boundary.
	Preservation Order		The trees present on all other boundaries
	(TPO)?		look significant and will 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		Navitual form and Amelalian for those and a formal
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible).
	illiastructure?		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	
	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
LANDSCAPE, Landscape	Will it maintain and	ULTURAL HI	ERITAGE  GREEN = No impact (generally compatible,
	Will it maintain and enhance the	ULTURAL HI	GRITAGE  GREEN = No impact (generally compatible, or capable of being made compatible with
	Will it maintain and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
	Will it maintain and enhance the diversity and	ULTURAL HI	GRITAGE  GREEN = No impact (generally compatible, or capable of being made compatible with
	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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.
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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. Development of this site would have an
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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. Development of this site would have an adverse impact on the landscape setting of
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = 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. Development of this site would have an adverse impact on the landscape setting of

			impacts on the landscape through retention
			of trees and hedges.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		, 1
	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 have an
	appropriate design		adverse impact on the landscape setting of
	and scale of		Sawston by introducing built development
	development?		into a small enclosed field visible from the
	•		west. The site is located in a historically
			sensitive part of the village and would have
			an adverse impact on the setting of historic
			features.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
J	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		- Within setting of 28 Mill Lane (LB Grade
	buildings,		II). Adverse effect due to loss of trees at
	registered parks		entrance on approach to LB, loss of
	and gardens and		openness and rural setting. The site is
	scheduled		located to the east of the nationally
	monuments)?		important Iron Age ringwork Borough Hill.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zone 2, drainage issues capable of
			being 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?		0.5km ACF from centre of the site to
			Sawston Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m

Facilities	nearest play space	
Facilities	for children and	487m ACF from centre of the site to
		Sawston Recreation Ground.
Cympy	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	N
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	710m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	1
COLVIDO	centre or GP	1,088m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
racillues		satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	00550
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	
	vvouiu aii0cati0i1	

School	school?	819m ACF from centre of site to Bellbird
Distance: Primary	How far is the nearest primary	R = >800m
	Suputify:	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places.
		within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	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
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
1 16:16:	in the loss of employment land, or deliver new employment land?	AMDED Cinnificant on an deal Plants I
Employment - Land	Would development result	G = No loss of employment land / allocation is for employment development.
Accessibility	nearest main employment centre?	3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment -	local centres? How far is the	AMBER = 1-3km
	supporting the vitality and viability of Cambridge, town, district and	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.
ooppinig	shopping hierarchy,	vitality and viability of existing centres.
Shopping	deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the
	result in development in	

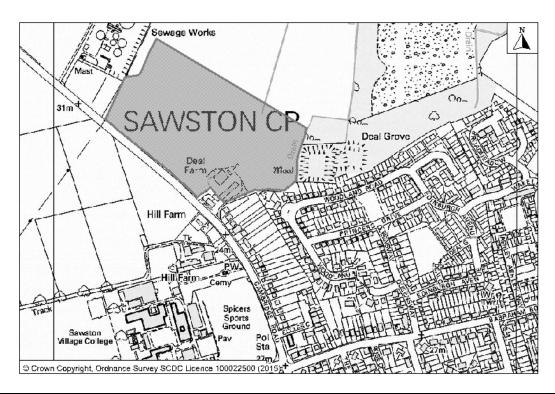
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there 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.	AMBER = Score 10-14 from 4 criteria below  Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3)  712m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)  9.59km 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  2,167m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC252	

Consultation Reference numbers: N/A

**Site name/address:** Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston

## Map:



**Site description:** A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.

Current use(s): Arable farm land

Proposed use(s): 150 dwellings with community uses and public open space

Site size (ha): South Cambridgeshire: 8.62 ha.

Potential residential capacity: 194 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make use of previously developed land?	The site includes one residential property
Agricultural	Would	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) - Grade

	versatile	2.
	agricultural land?	۷.
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Small part of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		· ·
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts  Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	Is the site within or near to an AQMA, the M11 or the	acceptable.  GREEN = >1,000m of an AQMA, M11, or A14
Pollution	A14?  Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring	RED = Significant adverse impacts incapable of appropriate mitigation  All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by
	uses)?	offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Potential for minor benefits through
		remediation of minor contamination, agricultural / farm use in south of site.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any

			impact on groundwater.
BIODIVERSITY	,		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance 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  Minor positive impact as there are some opportunities for enhancement through for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches.
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 Six protected trees to southern boundary will need to be retained. Deal Grove woodland protected as a TPO to eastern boundary, will need to be considered in any development.
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  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 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, with significant negative impacts incapable of mitigation). Development would have an adverse impact on Green Belt purposes and

	1	
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	functions and would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site.  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
	character, including through	compatible with local townscape character).
	appropriate design and scale of development?	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?	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 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 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.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport	How far is the nearest outdoor	GREEN = <1km or onsite provision

Facilities	sports facilities?	0.5km ACF from centre of the site to
racillues	sports facilities?	Spicers Sports Ground, Cambridge Road
		Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	557m ACF from centre of the site to land
	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Diotopos	Showpeople?  How far is the site	R =>800m
Distance: District or	from the nearest	R =>800m
Local Centre	District or Local	1,000m ACF from the centre of the site
Local Ochine	centre?	Sawston High Street -a cluster of services
	3011.101	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,781m ACF from centre of site to Sawston
Kay Lagal	service?	Medical Centre.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire refers to additional community
	and leisure (shops,	uses such as village halls, public open
	post offices, pubs	space and allotments could be provided
	etc?)	alongside the residential development
		proposed.
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.
	aouviu <del>o</del> s:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
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	0.4 1 4 11 4 0 0 0 0 1 4 1 1 1 1 1 1 1 1 1
	communities?	Site located between STW and edge of the
ECONOMY		built-up area.

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 vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed.  R =>800m
Primary	nearest primary	11 -2000111
I IIIIIaiy		

		Drimon, Cohool Cowaton
Dietones	How for ic the	Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0.51 4.05 ( ) ( ) ( )
		0.5km ACF from centre of site to Sawston
TDANGBORT		Village College.
TRANSPORT	1 1 1 1 1 1 1 1	LANDED ALL III III III III
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	ANADED
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	AMBER - Score 10-14 HOIII 4 CIRCIIA BEIOW
Score (SCDC)	been developed to	Total score of 15.
(0000)	consider access to	10.0100100110.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		( )
station		481m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		OO Mississa frama Ossinatara ta Osffran
		29 Minutes from Sawston to Saffron
Diotomas for		Walden.
Distance for		G = 5km to 10km (4)
cycling to City		8.83km ACF from the centre of the site to
Centre	How for in the site	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	2,680m ACF from centre of the site to Great Shelford Station.
Station	proposed train station?	Shellulu Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
, 100033	access to the	identified that cannot be fully mitigated.
	highway network,	Toomined that carriet be rully fillingated.
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	, and the impacts
. aomitioo	L'allopoit Hotwork	

safer for public	
transport, walking	
or cycling facilities?	

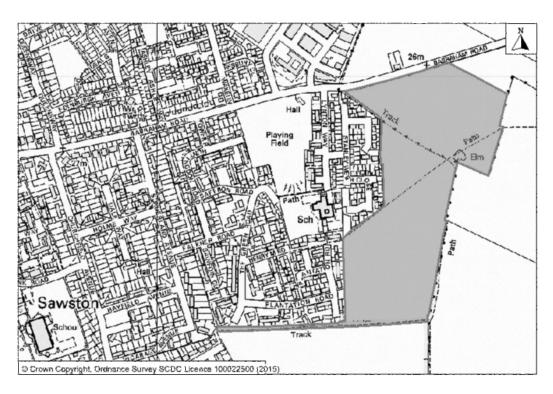
Site Information	
Development Sequence R	Rural Centre

Site reference number(s): SC 178 & 258

Consultation Reference numbers: 8 & 9 (I&O 2012)

Site name/address: Land South of Babraham Road, Sawston

Map:



**Site description:** Site 178 is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site.

Site 258 consists of a field to the east of the village bounded by hedges. Adjoins new residential development to the west. The site is located close to the Icknield Primary School.

Current use(s): Agricultural.

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 11.64 ha.

Potential residential capacity: 260 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	
Land	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - part of
	versatile	site Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	, and the second
	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 = >1000m of an AQMA, M11, or
, (Q(V)/ (	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?	
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
387.4	AAPH 'c c c	contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	environinient:	Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY	<del>,'</del>	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to, or local area will be developed as
	and protect sites	greenspace. No or negligible impacts
	designated for	
	nature	
	conservation	
	interest, and	
	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?) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		Minor positive impact as there are some opportunities for enhancement through the provision of tree belts and hedgerows.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
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). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The

		southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible or capable of being made compatible with local townscape character or provide minor improvements)
	character?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
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	AMBER = Site contains, is adjacent to, or within the setting of such sites with potential for negative impacts capable of appropriate mitigation
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact.  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
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.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	DARK GREEN = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards.
		Development would deliver significant new public open space.

Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLETA = CIMIT OF OFFICE PROVISION
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 playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		285m ACF from centre of the site to playing field east of Saffron Way, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?  How far is the site	D . 000m
Distance: District or	from the nearest	R =>800m
Local Centre	District or Local	
	centre?	
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	1,461m ACF from centre of site to Sawston
Key Local	service? Will it improve	Medical Centre.  AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops, post offices, pubs	could be used to provide for small scale community facilities such as a Doctors
	etc?)	Surgery and shops.
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
	2011111001	No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional

		community facilities.
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	Toommaniaes.	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 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?	AMBER = 1-3km  1.6km ACF from site centre to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.

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. Site could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site. Site lies close
		to both village primary Schools.
Distance:	How far is the	G =<400m
Primary School	nearest primary school?	208m ACF from centre of site to The
		Icknield Primary School, Sawston.
Distance:	How far is the	A =1 to 3 km
Secondary School	nearest secondary school?	1.3km ACF from centre of site to Sawston
301001	SCHOOL:	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
Sustainable	of site)?	AMBER = Score 10-14 from 4 criteria below
Transport	Scoring mechanism has	AMBER = Score 10-14 Iron 4 cinena below
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.	
D: .		A WELL 000 (0)
Distance: bus stop / rail		A = Within 800m (3)
station		Approximately 696m ACF from the centre of
		the site to the nearest bus stop.
		·
Eroguenevet		G = 20 minute frequency (4)
Frequency of Public		
Transport		20 minute service to Cambridge.
·		·
Dukli-		Hourly service to Saffron Walden.
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		39 Minutes from Sawston to Cambridge.
2.1, 20.1.10		29 Minutes from Sawston to Saffron
		Walden.
Distance for		A = 10km to 15 km (3)

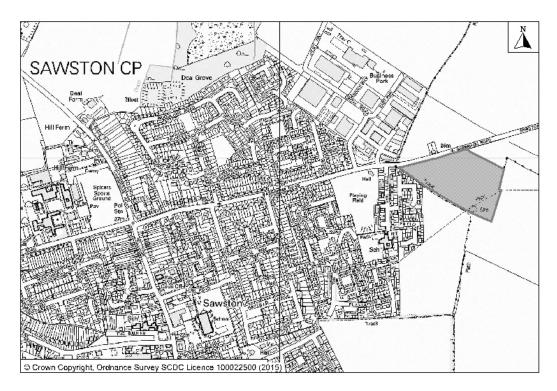
cycling to City Centre		10.01km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.755 4.057
Station	proposed train station?	2,755m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. Access to the site would also be via a new junction to Babraham Road. Further to the south additional cycle and pedestrian access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	AMBER = No impacts
	transport, walking or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC258	

**Consultation Reference numbers:** 8 (I&O 2012)

Site name/address: Land south of Babraham Road, Sawston

## Map:



**Site description:** Field to the east of the village bounded by hedges. Adjoins new residential development to the west. Adjoins sites 076 and 178.

Current use(s): Field in arable use.

Proposed use(s): Up to 130 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.63 ha.

Potential residential capacity: 104 dwellings (30 dph)

LAND		
PDL	Would development make use of previously	RED = Not on PDL
	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) - Grade
	versatile	2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of	cofoguerded erec
	economic mineral	safeguarded area.
	reserves?	·
POLLUTION	10301703:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 til Quality	development of the	impact.
	sites result in an	mpas.
	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
Comamiation	contamination on	area with a history of contamination.
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	_
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 3 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any impact on groundwater.
BIODIVERSITY	<u> </u>	impact on groundwater.
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	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
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		Helwork links.
			Minor positive impost so 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 hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN O'to describe and dising
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)?		AMBER N
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		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site has the potential to
			have a positive impact upon the landscape
			setting of Sawston provided the design
			makes a generous provision of land to
I .			ensure a soft green edge to the east.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	enhance the		or capable of being made compatible with
Townscape			

townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
What effect would the development of this site have on		AMBER = negative impact on Greenbelt purposes
Green Belt purposes?		
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		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.
monuments)?		
use of renewable		AMBER = Standard requirements for renewables would apply.
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		cannot be appropriately addressed.
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).
How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of Lynton Way, Sawston.
How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision  371m ACF from centre of the site to land east of Saffron Road, Sawston.
Will it provide for the accommodation		AMBER = No Impact  No effect on pitch or plot provision.
	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 areas, listed buildings, registered parks and gardens and scheduled monuments)?  IGE  Will it support the use of renewable energy resources?  Is site at flood risk?  HAND WELL BEING  Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest outdoor sports facilities?	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 areas, listed buildings, registered parks and gardens and scheduled monuments)?  IGE  Will it support the use of renewable energy resources?  Is site at flood risk?  HAND WELL BEING  Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the

	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	1,138m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,656m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollities	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	possible.
	douvides:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with chaing communities
Communities	with existing	
	communities?	
ECONOMY	communities;	
	Does it address	AMRED - Not within or adjacent to the 400/
Deprivation (Cambridge)		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Cambridge)	pockets of income	· · · · · · · · · · · · · · · · · · ·
	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 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	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 - Accessibility	How far is the nearest main	AMBER = 1-3km
·	employment centre?	1.7km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation.
	infrastructure, including communications	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
	infrastructure and 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. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
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: Primary School	How far is the nearest primary school?	G = <400m  345m ACF from centre of site to Icknield
Distance:	How far is the	Primary School, Sawston.  A = 1 to 3 km
Secondary School	nearest secondary school?	1.4km ACF from centre of site to Sawston Village College.
TRANSPORT	1	vinago conogo.
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public	AMBER = service meets requirements of high quality public transport in most but not

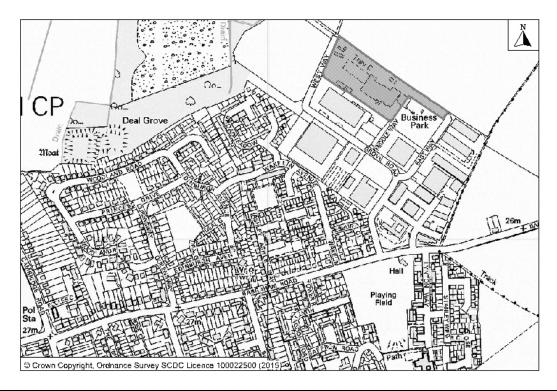
	Transport (at edge of site)?	all instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	ANDER - Score 10-14 Hom 4 chiena
Score (SCDC)	been developed to	Total score of 13.
30016 (3000)	consider access to	Total score of 13.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi ontona polovii	R = Within 1,000m (2)
stop / rail		(=)
station		857m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		. ,
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.74km 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	2,957m ACF from centre of the site to
	station?	Whittlesford 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 Cor	available capacity?	AMPED. No imports
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): SC310	

Consultation Reference numbers: H3 (I&O 2013 part 2)

Site name/address: Land at Dales Manor Business Park, Sawston

Мар:



**Site description:** Part of a Business Park on the north east flank of the village. Bounded by fields to the north, and the remaining part of the Business Park to the west, east and south. **Current use(s):** Concrete batching plant, tarmac processing premises and hardstanding

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.06 ha

Potential residential capacity: 47 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
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	oaroguaruou aroar
	reserves?	
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  This site has a history of noisy activities related to industrial / commercial uses.  Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises; development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses. Development by itself however would have negative impacts which could not be effectively mitigated.
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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will achieved through the
			development process and will mitigate any
BIODIVERSITY	,		impact on groundwater
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Onco	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		
Dia dia analia	sites)		AMPED Development would be a se
Biodiversity	Would		AMBER = Development would have a
	development reduce habitat		negative impact on existing features or network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		inagadon.
	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.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape character?		Minor Positive Impact (Development would
	Ulaiaulei !		I willion rusitive impact (Development Would

	1	 
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of	relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial
	development?	buildings and open storage areas.  Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would	
Green Beit	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	GREEN = Site does not contain or adjoin
	enhance sites, features or areas of historical,	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 CHA	,	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Neutral impact (existing features retained or appropriate mitigation).

Outdoor Sport Facilities  nearest outdoor sports facilities?  Distance: Play Facilities  Distance: Play Facilities  AMBER = 400 -800m  AMBER = No Impact  No effect on pitch or plot provision.  R = >800m  Facilities  Distance: District or Local centre?  Distance: City Contre?  Distance: City Contre?  Distance: GP  Service  Distance: GP  Service  Distance: GP  Service  Distance: GP  Service  AMBER = No Impact  R = >800m  R = >800m  ARBER = No Impact  R = >800m  ARBER = 800m  AMBER = No Impact  No effect on pitch or plot provision.  R = >800m  R = >800m  ARBER = 800m   Dutdoor Sport Facilities   Sports facilities		
Facilities   Sports facilities?   Distance: Play Facilities   How far is the nearest play space for children and teangers?   AMBER = 400 -800m	Facilities sports facilities?  Distance: Play Facilities but how far is the nearest play space for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Traveller but but but but but but but but but but	
Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: District or Local Centre?  Distance: City Centre  Distance: City Centre  Distance: GP Service  Distance: Or Key Local Facilities  District or Gegravity and range of key local services and fraveller  Distance: Or Key Local Centre  Distance: Or Mill it improve quality and range of key local services and fraveller  May a result of the site to Sawston, High Street)  Resolution and leisure (shops, post offices, pubse etc?)  Community Facilities  Integration with Existing Communities  Distance: AMBER = No Impact  ANDER = No Impact  ANDER = No Impact  ANDER = No Impact  AMBER = No Impact  ANDER = No Impact	Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre  Distance: City Centre?  Distance: City Centre  Distance: GP Service  Distance: GP Service  Rey Local Facilities  Community Facilities  Districts  Distance: GP Service  Rey Local Facilities  Community Facilities  Distance: GP  AMBER = No Impact on Pacipum New New New New New New New New New New	
Lynton Way, Sawston.	Distance: Play Facilities  Distance: Play Facilities  Residuation  Distance: Play Facilities  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers	· · ·
Distance: Play Facilities	Distance: Play Facilities   How far is the nearest play space for children and teenagers?	
Facilities nearest play space for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Traveller Showpeople?  Distance: District or Local Centre  Distance: City Centre?  Distance: City Centre  Distance: GP Service  Distance: GP Service  Community  Facilities  Community  Facilities  Integration with Existing  Communities  Integration  Will it provide for the aeast of Queensway, Sawston.  AMBER = No Impact  No effect on pitch or plot provision.  AMBER = No Impact  No effect on pitch or plot provision.  AMBER = No Impact  No effect on pitch or plot provision.  AMBER = No Impact  R = >800m  Fa = >800m  R = >800m	Facilities   nearest play space for children and teenagers?   Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers a	
for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre Centre Gentre Provided	for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellerg Showpeople?  Distance: District or Local Centre?  Distance: City Centre?  Distance: City Centre?  Distance: How far is the site from dege of defined Cambridge City Centre of the site rearest health centre or GP service?  Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Integration will it encourage and enable engagement in communities  Integration will encourage with Existing Communities  for children and teenages?  Will it encourage and enable engagement in community activities?  Integration will encourage with Existing communities?  Selection AMBER = No Impact  AMBER = No Impact  R = >800m  R = >800	
teenagers?   east of Queensway, Sawston.	teenagers?  Gypsy & Will it provide for Traveller  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre  District or Local Centre  Distance: City How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Distance: How far is the nearest health centre or GP service?  Key Local Facilities  Key Local Facilities  Community Facilities  Integration with Existing Communities  Will it encourage and enable engagement in communities  Integration with Existing Communities?  Will terocourage with every communities?  Will thow far is the nearest health centre or GP service?  Revelopment in communities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  Will terocourage with existing communities?  Site does not relate well to exist residential areas unless develo conjunction with aciling sites business park.	
Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople?   How far is the site from edge of defined Cambridge City Centre?   How far is the nearest health centre or GP service?   How far is the nearest health centre or GP service?   Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsect?)   Will it encourage and enable engagement in community activities?   How well would the development.   RED = Limited scope for integrate with existing   RED = Limited scope for integration with existing   RED = Limited scope for integration with existing   RED = Limited scope for integration with existing   RED = Limited scope for integration   th existing   RED = Limited scope for integrate   RED = Limited scope for integrate   RED = Limited scope for	Gypsy & Traveller the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local centre District or Local centre?  Distance: City Centre How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service Pervice New far is the site form the nearest health centre or GP service?  Key Local Facilities Vill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?)  Community Facilities Pacilities Pacilities Accommunities Accommunities Pacilities Paci	
Traveller  the accommodation needs of Gypsies and Travelling Showpeople?  Distance: District or Local Centre  Distance: City Centre  Distance: GP Service  Facilities  Community Facilities  Community Facilities  Travellers and Travellers and Travelling Showpeople?  Distance: City Centre  Distance: City Centre  Distance: GP Service  Distance: GP Service  Contre  Community Facilities  Community Facilities  The page of the provision of the site from the nearest District or Local Centre (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)  Respond 1,000m from nearest centre ACF (1,162m to Sawston, High S	Traveller the accommodation needs of Gypsies and Travelliers a	
accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Distance: GP Service  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetce)  Community  Facilities  Integration with Existing Communities  Accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers and Travelling Showpeople?  Re >800m  Re Service and facilities including hedital foothed development.  Re Seoum  Re >800m  Re Service and facilities foothed satisfactory mitigation proposed).  Re Seoum  Re Seou	accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or from the nearest District or Local Centre District or Local Centre Plow far is the site from edge of defined Cambridge City Centre?  Distance: GP Service Pservice Quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsect?)  Community Facilities  Integration Will existing Communities Pservice with existing Communities?  Accommodation needs of Gypsies and Travellers a	it provide for AMBER = No Impact
needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travelling Showpeople?  Distance: How far is the site from the nearest Local Centre?  Distance: City Centre defined Cambridge City Centre?  Distance: GP Service Neer to GP service?  Key Local Facilities Accilities Accilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  No facilities Integrate with existing Communities  How well would the development on the site integrate with existing Communities Accilities of Integrate with existing Communities Accilities on Integrate with existing Communities Accilities on Integrate with existing Communities Accilities on Integrate with existing Communities Integrate with existing Communities Integrate with existing Integrate Inte	needs of Gypsies and Travellers and Travellers and Travelling Showpeople?  Distance: District or Local Centre District or Local Centre Postrict	
and Travellers and Travelling Showpeople?  Distance: District or Local Centre District or Local Centre Point in the nearest Local Centre District or Local Centre?  Distance: City Centre?  Distance: City Centre Point in the site from edge of defined Cambridge City Centre?  Distance: GP Service Point in the nearest health centre or GP service?  Key Local Facilities Point in the nearest health centre or GP services and facilities including health, education and leisure (shops, post offices, pubsect?)  Community Facilities Proposed directly as a result of the development in community activities?  Integration Will Existing Communities with existing  Amount of the site integrate with existing  R = >800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  No facilities lost, and no new facilities proposed directly as a result of the development.  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.  RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses	and Travelling Showpeople?  Distance: District or Local Centre District or Local Centre Pistrict or Local Centre Centre Pistrict or Local Centre District or Local Centre Pistrict Pi	
Travelling Showpeople?  Distance: District or Local Centre District or Local Centre District or Local Centre District or Local Centre District or Local Centre District or Local Centre District or Local Centre District or Local Centre  District or Local Centre  District or Local Centre  District or Local Centre  District or Local Centre  R = >800m  R = Se0m  Redical Centre.  R = Se0m  Redical Centre.	Travelling Showpeople?  Distance: District or Local centre?  Distance: City Centre from the nearest District or Local centre?  Distance: City Centre from edge of defined Cambridge City Centre?  Distance: GP How far is the nearest house of defined Cambridge City Centre?  Distance: GP How far is the nearest health centre or GP service nearest health centre or GP service?  Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsete?)  Community Facilities  Community Facilities  Integration with Existing Communities  Traveling Showpeople?  How far is the site from edge of defined Cambridge City Centre?  R = >800m  R = >80m  R = >800m  R = >80	· ·
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residential areas unless developed in	business park.	·
conjunction with adjoining sites on the		conjunction with adjoining sites on the
	·	business park.
	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. No facilities lost, and no new facilities proposed directly as a result of the development.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is occupied by low intensity uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education	le there evillisient	AMPED Cohool consoity not sufficient
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.
		Insufficient primary and secondary school
		l
Distance	I lavo famila da a	capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	667m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Sawston
SCHOOL	SCHOOL!	
		Village College.
TRANSPORT	1	
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
HQFI		
	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 13
00010 (0000)	consider access to	Total Coole of To
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		(0)
station		695m to nearest bus stop ACF (Sawston,
Station		Churchfield Avenue)
		,
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		R = 41 to 50 minutes (2)
transport		` '
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,239m ACF from centre of the site to
	station?	Whittlesford Station.
Accord		GREEN = No capacity / access constraints
Access	Will it provide safe	• •
	access to the	identified that cannot be fully mitigated.
ĺ	highway network,	

transport, walking or cycling facilities?  public transport, walking or cycling facilities?  public transport, walking or cycling facilities.	where there is available capacity?	No capacity constraints identified, safe access can be achieved.
transport, walking or cycling facilities?  public transport, walking or cycling facilities if developed as a free-standing site as		AMBER = No impacts
access would be through the Business F	transport, walking	access would be through the Business Park

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC311		
Consultation Reference numbers: H4 (I&O 2013 part 2)		
Site name/address: Land north of White Field Way		

Мар:



**Site description:** Two arable fields between Sawston and the A1301. Bounded by Sawston Village College playing fields to the east, single storey residential to the south east on White Field Way, and fields to the north. The field which runs alongside the A1301 is open to the south and bounded by an intermittent hedge to the main road. The inner field is bounded by hedgerows to all sides. That to the west is very robust and takes the form of a belt of trees. The cul-de-sac of White Field Way provides a possible point of access to the site.

Current use(s): Agricultural

**Proposed use(s):** Residential development for between 78 and 104 dwellings. The submission proposes the development of less than half of the site leaving the field next to the A1301 undeveloped. The main site access is however expected to be taken across this field.

Site size (ha): South Cambridgeshire: 6.60 ha.

Potential residential capacity: 66 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	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?	Site not within a designated area identified
		in the Minerals and Waste LDF,
		development would not have negative
DOLL LITION		impact.
POLLUTION	Mandal Han	ODEEN Minimal valiances values d
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development unlikely to impost 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
AQIVIA	near to an AQMA,	A14
	the M11 or the	Alt
	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 affect water quality.
	environment?	The site within Groundwater Source
		Protection Zones 2 and 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
DIODIVEDOITY	,	impact on groundwater.
BIODIVERSITY		CDEEN - Door not contain is not adiacant
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
Oiles	and protect sites	recognised as containing protected species,
	Tanu protect sites	recognised as containing protected species,

designated for nature or local area will be developed as greenspace. No or negligible impacts.  No impact on protected sites and specie	
conservation No impact on protected sites and specie	
	_
	S
interest, and (or impacts could be mitigated).	
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	ıt
help deliver habitat existing features that warrant retention c	an
restoration (helping be retained or appropriate mitigation will	
to achieve achieved through the development proce	
Biodiversity Action	
Plan targets, and	
maintain	
connectivity	
between green	
infrastructure)?	
TPO Are there trees on AMBER = Any adverse impact on protect	ted
site or immediately trees capable of appropriate mitigation	
adjacent protected	
by a Tree The tree belt running north to south through	ıah
Preservation Order the site is protected by a TPO.	<b>.</b> 9
(TPO)?	
Green Will it improve AMBER = No significant opportunities or	
Infrastructure access to wildlife loss of existing green infrastructure capa	
and green spaces, of appropriate mitigation	DIC
through delivery of	
and access to Neutral impact (existing features retained	4
green or appropriate mitigation possible).	٦,
infrastructure? Assumptions for a neutral impact include	
that appropriate design and mitigation	,
measures would be achieved through th	•
<u> </u>	₽
development process.  LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	
Landscape Will it maintain and GREEN = No impact (generally compatil	ole.
enhance the or capable of being made compatible with	
·	
diversity and local landscape character, or provide mi	IUI
distinctiveness of improvements)	
landscape  shorostor2  Noutral impact (generally compatible or	
character?  Neutral impact (generally compatible, or	0001
capable of being made compatible with I	
landscape character). Assumptions for a	
neutral impact include that appropriate	
design and mitigation measures would b	
achieved through the development proce	ess.
Score assumes built development is confined to the east of the north-south tr	

		belt.
Townsons	Will it maintain and	
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 Green Belt
Oleen beit		•
	the development of	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 (generally compatible, or
	cultural interest	capable of being made compatible with local
	(including	townscape character). Assumptions for a
	conservation	neutral impact include that appropriate
		design and mitigation measures would be
	areas, listed	
	buildings,	achieved through the development process.
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	Carmot be appropriately addressed
		 GREEN = Assumes minimum on-site
Open Space	Will it increase the	
	quantity and quality	provision to adopted plan standards is
	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?	0.7km ACF from centre of the site to
	Sporto Idollido.	Spicers Sports Ground, Sawston.
Distance: Play	How far is the	RED = >800m
		NED = >000111
Facilities	nearest play space	000m ACC from solution of the sile to
	for children and	802m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.

Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WIDER - No Impact
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Dieterree	Showpeople?	D
Distance: District or	How far is the site from the nearest	R = >800m
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Local Ochic	centre?	(1,003m to Sawston, 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	1,516m ACF from centre of site to Sawston
Karri anal	service?	Medical Centre.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or
racililles	of key local	satisfactory mitigation 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 community	replacement / appropriate mitigation possible.
	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	
	with existing communities?	
ECONOMY	Lonning lines?	
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?	
	- Carrioriago.	

Shopping	Will it protect the shopping		GREEN = No effect or would support the vitality and viability of existing centres.	
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.	
Employment -	How far is the		RED = >3km	
Accessibility	nearest main employment centre?		3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)	
Employment - Land	Would development result in the loss of		G = No loss of employment land / allocation is for employment development	
	employment land, or deliver new employment land?		Development would have no effect on employment land or premises.	
Utilities	Will it improve the level of investment in key community		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation	
	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 sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.	
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	How far is the nearest primary school?		R = >800m  1,054m ACF from centre of site to Bellbird Primary School, Sawston.	
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new)  0.5km ACF from centre of site to Sawston	
			Village College.	
TRANSPORT				
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	

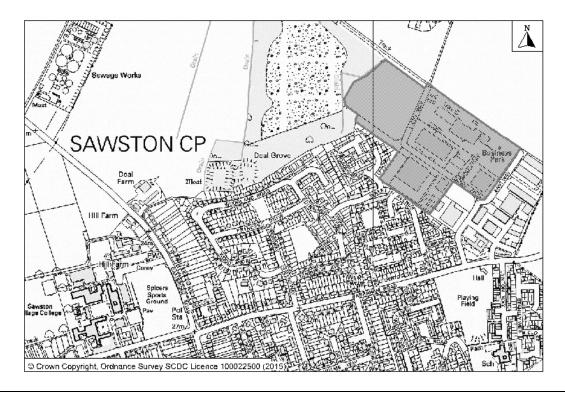
	T	
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at 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		775m to nearest bus stop ACF (Sawston,
		Babraham Road)
Frequency of		G = 20 minute frequency (4)
Public		1 , ,
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		40 Minutes (Sawston, Babraham Road to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		, ,
Centre		9.16km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,589m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	, ,
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC312	

Consultation Reference numbers: H5 (I&O 2013 part 2)

Site name/address: Land at former Marley Tiles Site, Dales Manor Business Park, Sawston

Map:



Site description: Part of a Business Park, formerly occupied by Eternit Marley Tiles. Bounded by fields to the north, a wood to the west, residential to the south and the remaining part of the Business Park to the east.

Current use(s): Mostly vacant and redundant since 2008, part of the site occupied by a concrete batching plant.

Proposed use(s): The development seeks to consolidate existing employment uses within the site into a smaller area along the south eastern boundary providing around 30,000sq.ft. of new B1 & B1(C) employment. The remainder of the site would be developed for 230-250 new dwellings. Three alternative options are proposed:

A – For that part of the site which was consulted on as Issues and Options Site Option 7 for 150 new homes, with the rest of the Business Park remaining as is.

B – For that part of the site which was consulted on as Issues and Options Site Option 6 for 100 new homes, with the rest of the Business Park remaining as is (smaller version of option 7). C – A new option for 230-250 dwellings and around 30,000 sq.ft of new employment, with the rest of the Business Park remaining as is (including the site footprint of options A and B).

The submission states that the redevelopment of a number of redundant employment sites and sites with a low employment to site area ratio and the provision of modern employment accommodation providing for a higher number of jobs (approximately 200 full time jobs) than have been employed at the site historically (approximately 100) in the past and the current low employment density uses of the site (tile depot and concrete batching plant).

Site size (ha): South Cambridgeshire: 10.7 ha.

Potential residential capacity: Around 200 dwellings (to reflect density of 30 dph, agreed in Local Plan as approach to density in Rural Centres)

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact.
	impact/worsening of air quality?	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)?	DARK GREEN =Would remove existing significant source of pollution.  This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land 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 was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces,	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

and access to green infrastructure?  Infrastructure  Infrastructure?  Infrastructure  Infrastructur		through delivery of		
green infrastructure?  LANDSCAPE, TOWNSCAPE AND CULTURAL HERTTAGE  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?  Will it maintain and enhance the diversity and distinctiveness of landscape character.  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  Will travel to the development of this site have on Green Belt purposes?  Heritage  Will it protect or enhance sites, features or a rareas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  Assumptions for in antural impact include that appropriate design and mitigation measures would be achieved through the development process.  Green Belt what effect would the development of this site have on Green Belt purposes?  GREEN = No impact (Development would relate to local townscape character, or provide minor improvements)  Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  GREEN = Site does not contain or adjoin such buildings, sites or 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.				Neutral impact (existing features retained.
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?  Will it maintain and enhance the diversity and distinctiveness of landscape character;  Will it maintain and enhance the diversity and distinctiveness of landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  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 purposes?  Heritage  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhances ites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?				
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Manual companies   Manual companies		iiii astractare:		
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the character?  Will it maintain and distinctiveness of landscape character and offer opportunities for landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  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 character on Green Belt purposes?  Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?				
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Landscape   Will it maintain and enhance the diversity and distinctiveness of landscape character?   Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape areas. Redevelopment for residential could improvements)   Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.   GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)   Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.   GREEN = No impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.   GREEN = No impact or Minor positive impact on Green Belt purposes   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).   Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation but the assumption for a neutral impact is that it is likely appropriate mitigation but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.				
enhance the diversity and distinctiveness of landscape character?  Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  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 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)?	•		ULTURAL HI	
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registered parks and gardens and scheduled monuments)?		-		
and gardens and scheduled monuments)?				
scheduled monuments)?				development process.
monuments)?				
CLIMATE CHANGE				
	CLIMATE CHA	NGE		

Renewables	Will it support the		AMBER = Standard requirements for
TCTCWabics	use of renewable		renewables would apply
	energy resources?		Tonowablee wedia 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	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 space?		Noutral impact (oxisting factures retained or
	Space?		Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		ONCERV = CIKIT OF OFFSIGE PROVISION
Facilities	sports facilities?		Assume onside provision as site of over 200
	op a sa	dwellings, which would be required to	
			deliver on site facilities to meet policy.
			0.5km ACF from centre of the site to playing
			field south of Babraham Road and west of
			Lynton Way, Sawston.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space for children and		Assume analida provision as site of aver 200
	teenagers?		Assume onside provision as site of over 200 dwellings, which would be required to
	leenagers:		deliver on site facilities to meet policy.
			deliver off site radiities to friedt policy.
			494m ACF from centre of the site to land
			east of Queensway, Sawston.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
Distance:	Showpeople?  How far is the site		R = >800m
District or	from the nearest		1 - 2000III
Local Centre	District or Local		Beyond 1,000m from nearest centre ACF
	centre?		(1,098m to Sawston, 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		4.000 + 4.05 (*** )
	centre or GP		1,822m ACF from centre of site to Sawston
Vov.Loop!	service?		Medical Centre.
Key Local Facilities	Will it improve		AMBER = No impact on facilities (or
raciiilles	quality and range of key local		satisfactory mitigation proposed).
	services and		No facilities lost, and no new facilities
	John Viologianu		TTO TACITATION TO THE WITACITATION

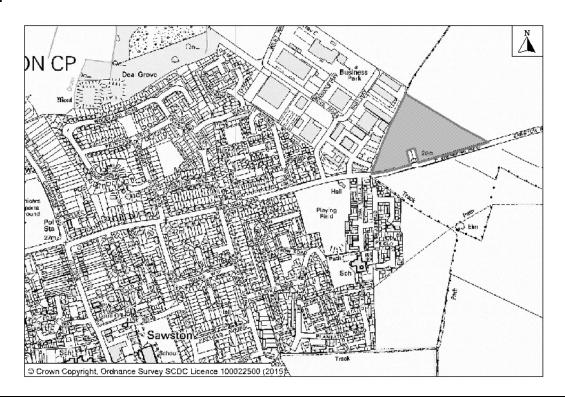
	T	
	facilities including health, education	proposed directly as a result of the development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	<u>'</u>
		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	1	
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,	and the state of 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?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.3km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
Family	10/ I - I	Campus)
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	Dayolonmont would have a miner negative
		Development would have a minor negative effect on employment opportunities, as a
	employment land?	result of the loss of existing employment
		land. Much of site is currently vacant (since
		2008), or occupied by low intensity uses.
L	1	2000/, or occupied by low intensity uses.

Utilities  Will it improve the level of investment in key community  Impact mitigated by inclusion of 30,0 new floorspace with higher employn potential.  AMBER = Significant upgrades likel required, constraints capable of app mitigation	uuusa ft
Utilities  Will it improve the level of investment  potential.  AMBER = Significant upgrades likely required, constraints capable of app	•
Utilities Will it improve the level of investment AMBER = Significant upgrades likely required, constraints capable of app	Hont
level of investment required, constraints capable of app	v to he
	•
in key community mitigation	. opnato
services and	
infrastructure, Minor Utilities Infrastructure improve	ements
including required, but constraints can be add	
communications There is insufficient spare mains wa	ıter
infrastructure and capacity within the distribution zone	
broadband? supply the number of proposed prop	
which could arise if all the SHLAA s	
within the zone were to be develope	
sewerage network is approaching cand will require investigation and re	
and will require investigation and po	SSIDIY
mitigation.  Education Is there sufficient AMBER = School capacity not sufficient	rient
Capacity education constraints can be appropriately mit	
capacity? School capacity not sufficient, but si	
issues can be adequately addressed	
Insufficient primary and secondary s	school
capacity.	
Distance: How far is the A = 400 - 800m	
Primary nearest primary	
School school? 374m ACF from centre of site to lck	nield
Distance: How far is the Primary School, Sawston.  A = 1 to 3 km	
Distance: How far is the Secondary nearest secondary	
School school? 1.1km ACF from centre of site to Sa	wston
Village College.	
TRANSPORT	
Cycle Routes What type of cycle AMBER = Medium quality off-road p	oath.
routes are	
accessible near to	
the site?	-11
HQPT Is there High AMBER = service meets requirement high quality public transport in most	
Transport (at edge all instances	but not
of site)?	
Sustainable Scoring AMBER = Score 10-14 from 4 criter	ia below
Transport mechanism has	-
Score (SCDC) been developed to Total Score of 13	
consider access to	
and quality of	
and quality of public transport,	
and quality of public transport, and cycling. Scores	
and quality of public transport, and cycling. Scores determined by the	
and quality of public transport, and cycling. Scores determined by the four criteria below.	
and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus  A = Within 800m (3)	
and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail  A = Within 800m (3)	vston.
and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus  A = Within 800m (3)	vston,

Public		
Transport		20 minute service (Citi 7)
Public		A = 41 to 50 minutes (2)
transport		, ·
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,181m ACF from centre of the site to
	station?	Whittlesford Station.
A	Mill it provide cofe	CDEEN No conscitut / cocces constraints
Access	Will it provide safe access to the	GREEN = No capacity / access constraints
	highway network,	identified that cannot be fully mitigated.
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	ANDER - No impacts
1 domaio	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): SC313		
Consultation Reference numbers: H6 (I&O 2013 part 2)		
Site name/address: Land north of Babraham Road, Sawston		

## Мар:



**Site description:** Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.64 hectares

Potential residential capacity: 80 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) - Grade
	versatile	2.
	agricultural land?	

Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of economic mineral		safeguarded area.
	reserves?		
POLLUTION		<u> </u>	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the sites result in an		impact.
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA, the M11 or the		A14
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration problems if the site		Development compatible with neighbouring
	is developed, as a		uses.
	receptor or		
	generator		
	(including		
	compatibility with neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on the site?		an area with a history of contamination, or capable of remediation appropriate to
	the site!		proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			The site is adjacent to an old railway line
			which 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 environment?		Development unlikely to affect water quality.  The site within Groundwater Source
	environment?		Protection Zone 3 which does not rule out
			development but may influence land use or
			require pollution control measures.
			Assumptions for a neutral impact are that
			appropriate standards and pollution control measures will achieved through the
			development process and will mitigate any
			impact on groundwater.
BIODIVERSITY			CREEN - Door not contain is not adiscent
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

			annon anno an Maria anno an Carta Ca
	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
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		notwork limito.
	native species, and		Minor positive impact as there are some
	-		opportunities for enhancement through the
	help deliver habitat		
	restoration (helping		provision of 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
IIIIIaotiaotaio	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Noutral impact (existing factures ratained
			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		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			·
	1		design and mitigation measures would be
			achieved through the development process.  Development of this site has the potential to

1		
		have a positive impact upon the landscape
		setting of Sawston provided the design
		makes a generous provision of land to
		ensure a soft green edge to the east.
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
	development	achieved through the development process.
		Adjoins industrial estate to the west.
Green Belt	What effect would	
Green beit		AMBER = negative impact on Greenbelt
	the development of	purposes
	this site have on	
	Green Belt	
11 2	purposes?	ODEEN ON A STATE OF THE STATE O
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	Neutral impact (existing features retained,
	archaeological, or	or appropriate mitigation possible).
	cultural interest	
	(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?	117
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 HEAL	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	provided enemo
	space?	Neutral impact (existing features retained or
	space:	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
	nearest outdoor	GREEN = < IKIII OI OIISILE PIOVISIOII
Outdoor Sport		O Alem ACE from control of the cita to relative
Facilities	sports facilities?	0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of

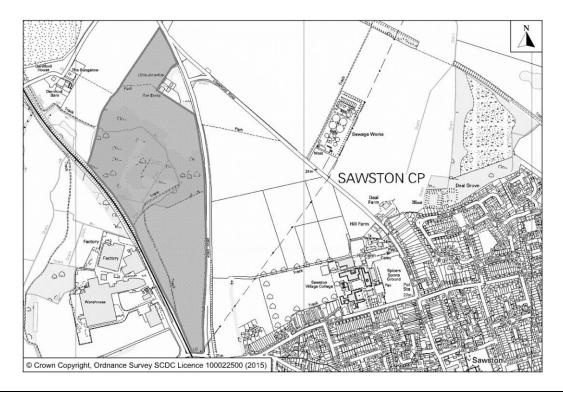
		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	AWBER = 400 000m
l dominos	for children and	411m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,175m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance OD	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health centre or GP	1.761m ACE from control of site to Souveton
	service?	1,761m ACF from centre of site to Sawston Medical Centre.
	Service:	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	cameracion, miniganom propossay.
	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	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?	Separated from existing residential areas by
		business park
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?	
Chamain a		ODEEN. No effect or would own out 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
	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 WISETY = 1 OMIT
710000010111119	employment	1.9km ACF from centre of site to South
	centre?	
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
	<del> </del>	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
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	·····g·····
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	i iliciuuliu	
	communications	There is insufficient spare mains water
	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to
	communications	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties
	communications infrastructure and	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
	communications infrastructure and	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
	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will
	communications infrastructure and	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
	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will
Education	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely
	communications infrastructure and broadband?	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient,
Education Capacity	communications infrastructure and broadband?  Is there sufficient education	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	communications infrastructure and broadband?	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	communications infrastructure and broadband?  Is there sufficient education	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant
Capacity	communications infrastructure and broadband?  Is there sufficient education capacity?	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
Capacity  Distance:	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant
Capacity  Distance: Primary	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m
Capacity  Distance:	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield
Capacity  Distance: Primary School	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary school?	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Primary School Distance:	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary school?  How far is the	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield
Distance: Primary School Distance: Secondary	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary school?  How far is the nearest secondary	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.  A = 1 to 3 km
Distance: Primary School Distance:	communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary school?  How far is the	There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium 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.	AMBER = Score 10-14 from 4 criteria below  Total Score of 12
Distance: bus stop / rail station		R = Within 1,000m (2)  830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre		R = 41 to 50 minutes (2)  41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre		G = 5km to 10km (4) 9.56km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m  3,084m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Employment Site	
Site reference number(s): SCEM4		
Consultation Reference numbers:		
Site name/address: Land Adjacent Sawston	Bypass	

## Мар:



**Site description:** Large site comprising a mix of agricultural and wooded land to the west of the Sawston bypass. Surrounded by arable land, with the Spicer's site located to the west and Sawston village to the south east.

Current use(s): Agricultural and woodland

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 3.7 ha.

Potential residential capacity: N/A

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of 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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.  Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Sawston bypass and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14 10,424m ACF from edge of site to AQMA, 1,861m ACF from edge of site to M11, 8,274m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		DED Contains 1 P 11
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	RED = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts incapable of appropriate mitigation The Dernford Fen SSSI lies in the middle of the site.

	Tu		1
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		RED = Development would have a negative
	development		impact on existing features or network links
	reduce habitat		incapable of appropriate mitigation
	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		RED = Development likely to have a
	site or immediately		significant adverse impact on the protected
	adjacent protected		trees incapable of appropriate mitigation
	by a Tree		The Dernford Fen SSSI, which is also
	Preservation Order		designated a Tree Preservation Order, lies
	(TPO)?		in the middle 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		
	and access to		
	green		
	infrastructure?		
·	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		
_	character?		
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		
	this site have on Green Belt purposes?		

Heritage	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
	conservation areas, listed buildings, registered parks and gardens and	
	scheduled monuments)?	
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
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 Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision Site is not proposed for housing
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
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	R = >800m

	service?	
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?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Remote site, located away from and poorly related to the built-up area of Sawston.
ECONOMY	T. 5. 11	LAMBED N. C. W. B. C. W. M. 4004
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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	GREEN = Existing infrastructure likely to be

	Τ	
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	CREEN Non residential development /
		GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400 m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	00110011	end to their proposed for modering
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Sycic Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	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	Total score 11
Score (SCDC)	been developed to	
00010 (0000)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR= Beyond 1,000m (0)
stop / rail		
station		
Frequency of		G = 20 minute frequency (4)
Public		- 1 7 ( )
Transport		
Public		A = 31 to 40 minutes (3)
transport		/
journey time to		
City Centre		0 5 40 40
Distance for		G = 5km  to  10km  (4)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	2,248m ACF from centre of the site to Great
		•
Station	proposed train	i Shelford Station
Station	proposed train	Shelford Station
Station Access	proposed train station? Will it provide safe	GREEN = No capacity / access constraints

	access to the highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved.	
Non-Car	Will it make the	AMBER = No impacts	
Facilities	transport network		
	safer for public		
	transport, walking		
	or cycling facilities?		