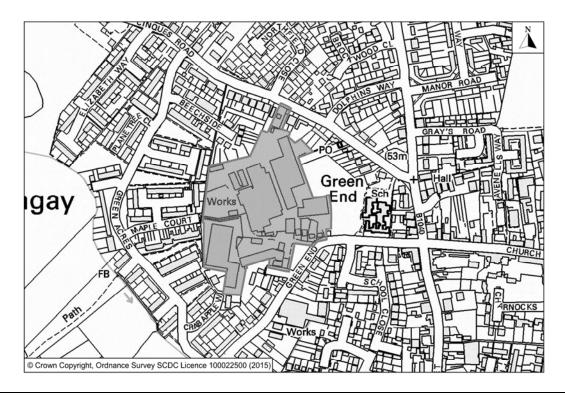
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC117	
	2010)

Consultation Reference numbers: 33 (I&O 2012)

Site name/address: Green End Industrial Estate, Green End, Gamlingay

Мар:



Site description:

An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.

Current use(s): Industrial Estate.

Proposed use(s): Up to 140 dwellings with employment, community facilities and public open space

Site size (ha): South Cambridgeshire: 4.09 ha.

Potential residential capacity: 92 dwellings (30 dph)

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

	I be a few all and	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
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	DARK GREEN = Would remove existing
	Odour, light noise	significant source of pollution.
	and vibration	
	problems if the site	This site has a history of noisy activities
	is developed, as a	related to industrial / commercial uses.
	receptor or	Residential development would have a
	generator	positive impact and would result in
	(including	significant improvements in the local noise
	compatibility with	climate and the living environment of
	neighbouring	existing residential premises; Development
	uses)?	would remove existing use that creates
		nuisance, resulting in significant benefits.
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)
		,
		Potential for minor benefits through
		remediation of minor contamination.
		Existing commercial / industrial use,
		requires assessment.
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	,	<u> </u>
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
		10 1 1111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

	conservation interest, and geodiversity? (Including International and locally designated sites)		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)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
	character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a 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		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements).

	Τ,	
	townscape	
	character, including	The site is primarily occupied by a wide
	through	variety of commercial buildings of no
	appropriate design	townscape merit. Redevelopment has the
	and scale of	potential to improve vehicular and
	development?	pedestrian permeability, and improve the
	do voiopinione:	townscape in this part of the village.
Green Belt	What effect would	GREEN = No impact or Minor positive
Green beit		
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	io no impaor to ano octaing
	archaeological, or	Minor positive to Neutral impact on historic
	cultural interest	assets (existing features retained, or
		`
	(including	appropriate mitigation possible).
	conservation	Archaeological potential will require further
	areas, listed	information but the assumption for a neutral
	buildings,	impact is that it is likely appropriate
	registered parks	mitigation can be achieved through the
	and gardens and	development process. Potential for
	scheduled	enhancement of former industrial site
	monuments)?	subject to entrance treatment and views on
	monuments):	axis along street.
CLIMATE CHA	NCE	axis along street.
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables		•
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	,
Open Space	Will it increase the	GREEN = Assumes minimum on-site
2 F 5.11 O P 400	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
		provided offsite
	accessible open	Novitual improved (aviation factures notalised as
	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?	0.8km ACF from centre of the site to The
		Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	AMBER =4 00 - 800m
Facilities	nearest play space	, = 1 00 000III
i aomues	for children and	642m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
		Nie effect en witch en wieten en wieten
	accommodation	No effect on pitch or plot provision.
	accommodation needs of Gypsies	No effect on pitch or plot provision.

	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	284m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 - 2000m
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 800111
Service	centre or GP	650m ACF from centre of site to Medical
Vov.Local	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last and recover for 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	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	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.
	12253	Than y and having or omorning controls

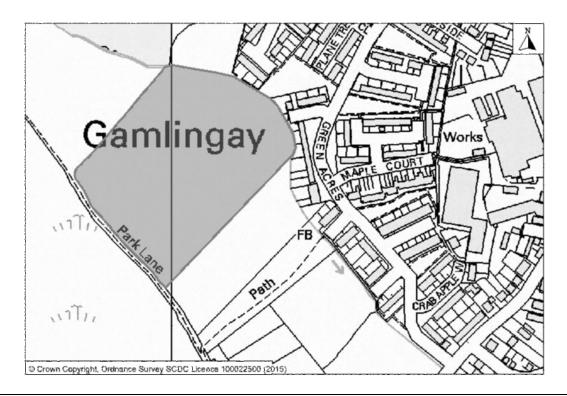
	la ta ma mala s	
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment centre?	8.1km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result	G = No loss of employment land / allocation is for employment development
	in the loss of 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	GREEN = Existing infrastructure likely to be sufficient.
	services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places.
		Insufficient spare school capacity but potential for improvement to meet needs. Adjoins Primary School. Potential exists for part of the site to be used to enable any necessary expansion of the school.
Distance: Primary School	How far is the nearest primary school?	G = <400m 204m ACF from centre of site to Gamlingay
Dieteras	Hawfaria 4b -	County First School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
TRANSPORT		0.7km ACF from centre of site to Gamlingay Village College.
TRANSPORT	\\/\battimas at ====1:	DED. No eveling grandales are a such to
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	RED = Service does not meet the

	Quality Public Transport (at edge of site)?	requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport,	AMBER = Score 10-14 from 4 criteria below Total score of 14.
	and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		218m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public		G = 21 to 30 minutes (4)
transport		. ,
journey time to City Centre		30 Minutes from Gamlingay to St. Neots.
Distance for		G = 5km to 10km (4)
cycling to City Centre		6.87km ACF from the centre of the site to Sandy Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	6,720m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public transport, walking	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	Minor Rural Centre
Site reference number(s): SC168	
Consultation Reference numbers:	

Site name/address: Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)

Мар:



Site description: Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.

Current use(s): Agriculture

Proposed use(s): Housing development for 120 dwellings

Site size (ha): South Cambridgeshire: 4.64 ha

Potential residential capacity: 104 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 reserves?		GREEN = Site is not within an allocated or safeguarded area.	
POLLUTION				
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.	
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14	
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation.	
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). There is a small area of filled land just north of this site. 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 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.	

	Laterra C. J. J.		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			adverse impact on landscape setting by
			reducing the transitional area of small fields,
			hedgerows and trees and by the
			introduction of a promontory of built
			development into the countryside. The
			upper floors of houses would be visible
			above retained hedgerows to the detriment
			of the rural character of the area.
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)
			,

	Ι.	
	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
	a croiopinioner	achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
Green beit		· · · · · · · · · · · · · · · · · · ·
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	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	magadon.
		Port within CA Major advarga affact due to
	(including	Part within CA. Major adverse effect due to
	conservation	loss of historic farm buildings (Heritage
	areas, listed	Assets) identified as positive buildings in CA
	buildings,	Appraisal. Adverse effect on setting of CA
	registered parks	by obscuring views from footpaths and from
	and gardens and	N & NE of site. Major adverse effect on
	scheduled	settings of LBs along Church End including
	monuments)?	farmstead by obscuring views from
		footpaths and countryside to N and NE of
		site.
CLIMATE CHA	NGE	- Citor
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Torrowabios would apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 1000 INISK		GIVELIN - 1 1000 ZOHE 1 / 10W HSK
	flood risk?	Flood Zono 4 and no ducinous issues that
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
_	TH AND WELL BEING	ODEEN Assumption 1
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	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.1km ACF from centre of the site to The
. dominos	oporto idollitios:	Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	
Distance: Play		RED = >800m
Facilities	nearest play space	005 4054
	for children and	995m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	r - r - r - r - r - r - r - r - r - r -
		• I

	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	699m ACF from the centre of the site to a
Local Ochic	centre?	cross road location which illustrates a main
	Centre!	
		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	975m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	of key local	Satisfactory finingation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	separated by horr residential land uses
	communities?	Site is poorly related to the existing built-up
	communities:	. , ,
ECONOMY		area.
	Does it address	AMPED - Not within or adjacent to the 400/
Deprivation		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- iopping	This is protoot the	

	T	10 10 1 1 1 1 10 1 1 1 1 1 1 1 1 1 1 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	RED = >3km
Accessibility	nearest main	
	employment	8.4km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbarid?	
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	629m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Gamlingay
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.01100100	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
	ווופ אונפ נ	<u> </u>
HODT	lo thora I ligh	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
ı	of site)?	

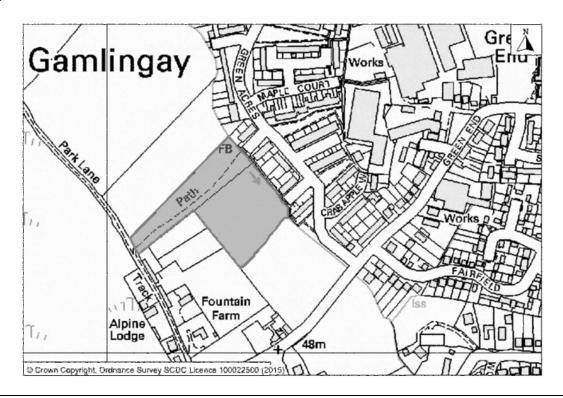
0	0	AMPED Ocean 40 44 from 4 official below
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		225m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		, ,
Transport		
Public		G = 21 to 30 minutes (4)
transport		` ,
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		3
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		6.47km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,345m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	g
	available capacity?	Minor negative effects incapable of
	aramatic capacity:	mitigation. Access to the site is through a
		small gap onto Greenacres and it is
		uncertain that this access link to the public
		highway is suitable to serve the number of
		units that are being proposed. Insufficient
		capacity or access constraints that cannot
		be adequately mitigated.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	, and an end an end of
	safer for public	No impact to public transport, walking or
	transport, walking	cycling facilities
	or cycling facilities?	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC170	

Consultation Reference numbers:

Site name/address: Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)

Мар:



Site description: A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.

Current use(s): Agriculture

Proposed use(s): Housing development for 48 dwellings

Site size (ha): South Cambridgeshire: 1.88 ha.

Potential residential capacity: 38 dwellings (30 dph net)

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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
······································	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	100011001	
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	
	is developed, as a	
	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
\\/_t_,	the site?	ODEEN No import / Complete of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Assumptions for a poutral impost are that
	of the water environment?	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u>	Castalliable Dialiage Cystellis (Guas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
51.00	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
,	development reduce habitat	negative impact on existing features or network links but capable of appropriate

	fragmentation,		mitigation.
	enhance		mugadon.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action		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.
	Plan targets, and maintain connectivity between green		
	infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = 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
	illiastructure?		that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 7	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and		AMBER = negative impact on landscape character, incapable of mitigation.
	distinctiveness of landscape		Minor Negative Impact (Development 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
			Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by
			the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible
_	NACH S		above retained hedgerows to the detriment of the rural character of the area.
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.
	distinctiveness of townscape		Minor Negative Impact (development conflicts with townscape character, minor
	character, including through appropriate design and scale of		negative impacts incapable of mitigation. Adverse effect on separation of hamlets of Dennis Green and Green End.
	development?		

Green Belt	What effect would the development of this site have on		GREEN = No impact or Minor positive impact on Green Belt purposes
	Green Belt purposes?		
Heritage	Will it protect or enhance sites, features or areas of		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	historical, archaeological, or cultural interest (including conservation areas, listed		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
	buildings, registered parks and gardens and scheduled monuments)?		mitigation can be achieved through the development process. Adverse effect on setting and separation of LB 1 Dennis Green (GdII) and its rural backdrop.
CLIMATE CHAI			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	<u> </u>	
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?		0.9km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space		RED = >800m
	for children and teenagers?		804m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact No effect on pitch or plot provision.
	needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or	How far is the site from the nearest		A = 400 - 800m EFR. ACE from the centre of the cite to a
Local Centre	District or Local centre?		558m ACF from the centre of the site to a cross road location which illustrates a main cluster of services and facilities within the village.

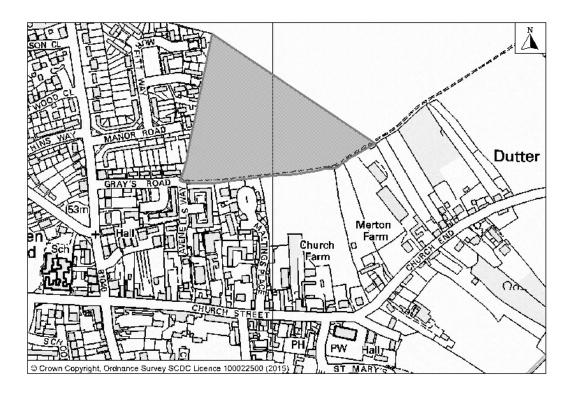
	T	
Distance: City	How far is the site	R = 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	775m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (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,	dovolopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiiles		replacement / appropriate mitigation
	engagement in	
	community activities?	possible
	activities?	No facilities lost, and no now facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
1. (development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
	Daga it address	ANDED Not within an adiacout 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	
	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	-

	T ,	
	employment centre?	8.4km ACF from centre of site to South
	Centre?	Cambridgeshire 008A (Cambourne Business Park)
Employment	Would	G = No loss of employment land / allocation
Employment - Land		is for employment development.
Lanu	development result 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
Otilities	level of investment	sufficient
	in key community	Sumcient
	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
	2.0aabana.	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	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	513m ACF from centre of site to Gamlingay
		County First 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 Gamlingay
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	1 (1 12 1	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Cuatainala	of site)?	AMPED Coore 40.44 from 4 oritoria li della
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total acore of 14
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		GG = Within 400m (6)
stop / rail		
station		132m ACF from the centre of the site to the
		nearest bus stop (28 service).
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.54km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,386m ACF from centre of the site to
	station?	Sandy 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
Nan Oan	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	The I Bakerray Andheritan dill as action as a
	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	Minor Rural Centre	
Site reference number(s): SC171		
Consultation Reference numbers: 32 (I&O 2012)		
Site name/address: Land off Grays Road, Gamlingay		

Мар:



Site description: Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.

Current use(s): Agriculture

Proposed use(s): Housing development for 130 dwellings

Site size (ha): South Cambridgeshire: 4.32 ha.

Potential residential capacity: 47 dwellings (30 dph net)

(reflects the reduced site area to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012)

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. Development would not affect best and

	T	
	versatile agricultural land?	most versatile agricultural land (Grades 1 and 2). Small part to south east corner
N 4" 1	1A711.14 1.141	grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
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	ŭ
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4000.
	generator	
	(including	
	compatibility with	
	neighbouring	
Contamination	uses)?	CDEEN. Site not within or adiagont to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
Motor	the site?	CDEEN No impact / Canable of full
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	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
Piddiversity	vvouiu	AINIDELL - Development would have a

	dovolonment		nogative impact on evicting factures or
	development reduce habitat		negative impact on existing features or network links but capable of appropriate
			mitigation
	fragmentation, enhance		miligation
	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		define ved till dagit 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		TPO to south of the site on house gardens.
	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
I ANDSCADE	I TOWNSCAPE AND C	III TUDAL LI	development process.
	Will it maintain and	ULTUKAL H	
Landscape	enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		improvomento)
	character?		Development of a smaller site (the western
	orial actor :		section of the site) would have a Minor
			Positive Impact (Development would relate
			to local landscape character and offer
			opportunities for landscape enhancement)
			Development of the whole site would have a
			material effect upon the landscape setting of
			Gamlingay by introducing development to
			the rear of the historic linear development
			along Church End. However a smaller site
			(the western section) would leave the
			landscape setting viewed from the east
			essentially unchanged despite the intrusion
			into open countryside. When viewed from
			the north, it would however be unacceptable
i contract of the contract of	1		to continue the harsh exposed village edge
			by developing the whole site. Scope exists to provide for a new soft green edge to the

	1				
T			village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting. (Assessment updated to reflect the SHLAA, August 2013 assessment, no change to the score)		
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?		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. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop.		
CLIMATE CHA	NGE				
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply		
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.		
HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.		

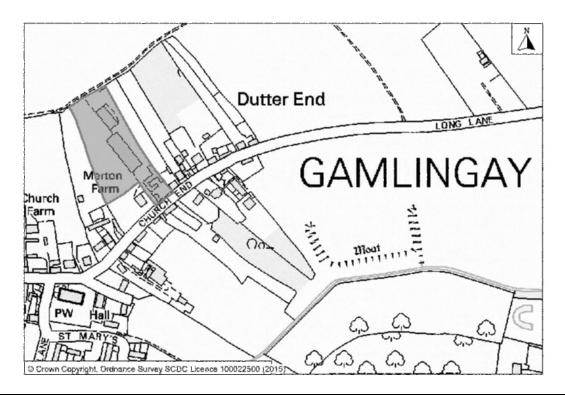
	T	
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	641m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	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	424m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		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	A = 400 - 800m
Service	nearest health	
	centre or GP	718m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
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	
	•	

	1	1
	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	7.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	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	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	427m ACF from centre of site to Gamlingay
		County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.6km ACF from centre of site to Gamlingay
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
. ,		,

	I	
	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	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (riser 1)
Cuatainabla	/	AMPER Cooks 10.14 from 4 oritorio holoss
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	Tour ornaria bolow.	GG = Within 400m (6)
		00 = Within 400m (0)
stop / rail		24.0m ACE from the control of the cite to the
station		310m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		0 = 0km to 10km (+)
Centre		7.47km ACF from the centre of the site to
Centre		
5		Sandy Market.
Distance:	How far is the site	R = 800m
Railway	from an existing or	
Station	proposed train	7,316m ACF from centre of the site to
	station?	Sandy Station
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	,g
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
		UNIDEL - INO IIIIhacia
Facilities	transport network	The Highway Authority will as a sile as a
	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.
	1	Idollido.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC172		
Consultation Reference numbers:		
Site name/address: Land rear of Merton Farm, Gamlingay		

Мар:



Site description: The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.

Current use(s): Agricultural buildings and yard

Proposed use(s): Housing development for 36 dwellings

Site size (ha): South Cambridgeshire: 1.24 ha.

Potential residential capacity: 25 dwellings (30 dph net)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation.
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. Current land use appears to be of commercial/industrial and therefore would require investigation.
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?	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.

	enhance the	character, incapable of mitigation.
	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). Development of this site would have an adverse impact upon the townscape of Gamlingay through the introduction of backland residential development which
	,	would be contrary to the character of this part of the village.
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	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)?	Part within CA. Major adverse effect due to loss of historic farmbuildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site.
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.
	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?	O.6km ACF from centre of the site to The
Dietanos: Play	How far is the	Butts Recreation Ground, Gamlingay. AMBER = 400 - 800m
Distance: Play Facilities	nearest play space for children and	566m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.

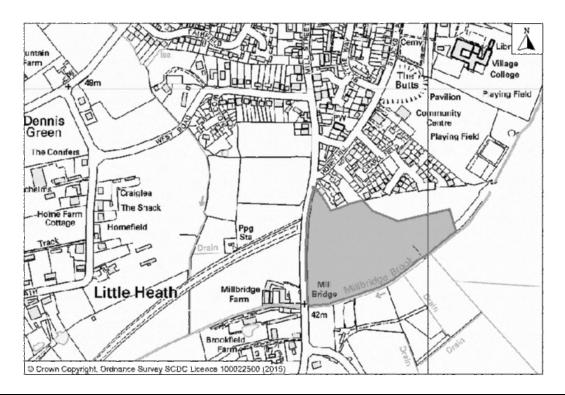
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBEN - No Impact
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
Distance. District or	from the nearest	A = 400 - 600111
Local Centre	District or Local	512m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
D: ()		village.
Distance: City Centre	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	654m ACF from centre of site to Medical
Karri anal	service?	Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
i aciiiles	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	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?	Site is poorly related to the existing built-up
	John Maria (1833)	area, and would constitute backland
		development in an area characterised by
		linear development
ECONOMY	D9	AMPED Naturalities - 11 - 4 - 4 - 4004
Deprivation (Cambridge)	Does it address pockets of income	AMBER = Not within or adjacent to the 40%
(Cambridge)	and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	11
	Abbey Ward and	
	Kings Hedges?	

	Would allocation 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?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 7.6km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business 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 have no effect on employment land or premises.
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 WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places. Insufficient spare school capacity but potential for improvement to meet needs.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 557m ACF from centre of site to Gamlingay County First School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Gamlingay 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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 12.
Distance: bus stop / rail station		G = Within 600m (4) 457m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.59km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,417m ACF from centre of the site to Sandy Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public 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	Minor Rural Centre	
Site reference number(s): SC173		
Consultation Reference numbers:		
Site name/address: Land off Honey Hill, Gamlingay		

Мар:



Site description: Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.

Current use(s): Agriculture

Proposed use(s): Housing development for 131 dwellings

Site size (ha): South Cambridgeshire: 4.51 ha.

Potential residential capacity: 101 dwellings (30 dph net)

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 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) This site was previously a licensed landfill site. Potential for major benefits through remediation of significant 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	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.

	geodiversity?		
	(Including		
	International and		
	locally designated		
Diodivoroity	sites) Would		AMPED Development would have a
Biodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		minganon.
	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		domovod umodgii tile dovolopiliciti 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)?		AMBED N. 1. 10
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
	iiiiiaoti aotaro .		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, with
			significant negative impacts incapable of
			mitigation) - Development of this site would
			have an adverse impact on the landscape
			setting of Gamlingay by bringing the village
			down from the ridge into open countryside
			so increasing its visibility from the south and
l	1		by detracting from the landscape and
			townscano value of the Listed Building of 61
			townscape value of the Listed Building at 61
			Mill Street aka 6 Honey Hill which looks to
Townscape	Will it maintain and		

	enhance the diversity and distinctiveness of		townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?		Development of this site would have an adverse impact on the landscape setting of Gamlingay by bringing the village down from the ridge into open countryside so increasing its visibility from the south and by detracting from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.
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		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 (Development conflicts with townscape character, with significant negative impacts incapable of mitigation). Northern edge of site adjoins Conservation Area. Adverse effect as prominent on approach to CA and village and on meadow valley edge. Adverse effect due to loss of significant open countryside separating Mill Street village core from hamlet at Mill Hill. A Grade II Listed Building lies 50 metres to the north of the site on Mill Street/Honey Hill which is a distinctive landmark on the village edge, adverse effect due to loss of rural context and slope of land.
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 Part of site adjoining Millbridge Brook is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). Remainder of site in zones 1 and 2.
	TH AND WELL BEING	i	
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).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	GREEN = < IKIII of offsite provision
•		0.3km ACF from centre of the site to The
Facilities	sports facilities?	
51 . 51		Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	355m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	and the second of the second o
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
		A = 400 - 000III
District or	from the nearest	COOm ACE from the contract of the traction
Local Centre	District or Local	686m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		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	G = <400m
Service	nearest health	
	centre or GP	276m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiilies	of key local	
		No facilities last, 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?)	
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		existing communities / isolated and/or
Communities	development on	
Communities	the site integrate	separated by non-residential land uses
	with existing	09
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY		

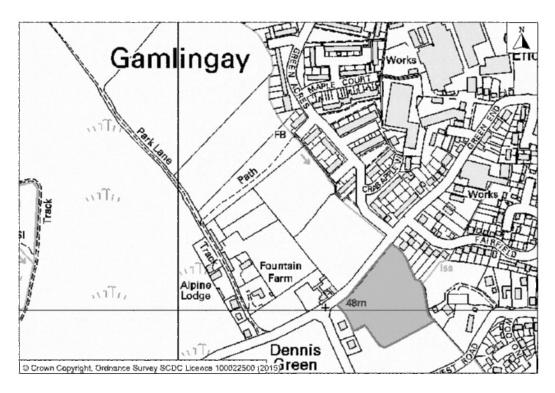
Daniel C	D	ANADED NECESSES IS A 4 4004
Deprivation (O-mala risks)	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	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
J9	shopping	vitality and viability of existing centres.
	hierarchy,	Thems, and training or ornoring control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	Willoff filolodd Tetall, Offices, of felsare ases.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
Accessionity	employment	8.5km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	Centre	Business Park)
Employment	Would	, ,
Employment -		G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
1.14994	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
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	775m ACF from centre of site to Gamlingay
_		County First School.
Distance:	How far is the	G = Within 1km (or site large enough to
טוטומווטס.	I IOW IOI IS LITE	1 0 - William Than for site large enough to

Secondary	nearest secondary	provide new)
School	school?	provide new)
Corroor	3011001.	0.5km ACF from centre of site to Gamlingay 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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
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 11.
Distance: bus	Tour Criteria below.	A = Within 800m (3)
stop / rail		A = Within 600m (5)
station		693m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public		G = 21 to 30 minutes (4)
transport journey time to City Centre		30 Minutes from Gamlingay to St. Neots.
Distance for		G = 5km to 10km (4)
cycling to City Centre		6.96km ACF from the centre of the site to Sandy Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	6,734m ACF from centre of the site to Sandy 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	Minor Rural Centre	
Site reference number(s): SC174		
Consultation Reference numbers:		
Site name/address: Land off Green End, Gar	mlingay	

Мар:



Site description: A field bounded by robust hedges on the south western edge of the village. Some scattered trees on the field boundary and on the field itself. Adjoins residential to the north east (the main part of the village), and also to the west where there are also a small number of cottages fronting onto West Road.

Current use(s): Grazing

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 1.52 ha.

Potential residential capacity: 31 dwellings (30 dph net)

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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	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	T			
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. 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	
	Odour, light noise		full mitigation	
	and vibration			
	problems if the site			
	is developed, as a			
	receptor or			
	generator			
	(including			
	compatibility with			
	neighbouring uses)?			
Contamination	Is there possible		AMBER = Site partially within or adjacent to	
Comarmiation	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)	
			This site was previously a licensed landfill	
			site. Potential for major benefits through	
			remediation of significant 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		1	

			
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			adverse impact on the landscape setting by
			reducing the transitional area of small fields,
			hedgerows and trees and by the creation of
			a promontory of built development into the
			countryside. The upper floors of houses
			would be visible above retained hedgerows
			to the detriment of the rural character of the
			area.
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	Development of this site would have an
	appropriate design	adverse impact on the townscape by the
	and scale of	loss of separation between the hamlets of
	development?	Dennis Green and Green End.
Green Belt	What effect would	GREEN = No impact or Minor positive
Green beit		
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	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	ŭ
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation).
	areas, listed	Adjoining cottage at 1 Dennis Green Listed
	buildings,	Grade II. Adverse effect due to loss of
	registered parks	significant open countryside and separation
	and gardens and	between hamlet of Dennis Green from
	scheduled	Green End. Major adverse effect on setting,
	monuments)?	with loss of rural context and green
		backdrop. Loss of former village green
		(Dennis Green).
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11,7
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 100a Ttion	lo one at need next	Ortzert Frioda Zonio Fri ion noit
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	⊥ ΓH AND WELL BEING	Carifiot be appropriately addressed
		CDEEN Assumes minimum on site
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?	0.7km ACF from centre of the site to The
	-1	Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities		AMDEN - 400 - 000III
raciiilies	nearest play space	FOOm ACE from control of the cite to The
	for children and	598m ACF from centre of the site to The
	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	· · · · ·	

	T = 11:	
	Travelling	
Dietones	Showpeople? How far is the site	A 400 000m
Distance:		A = 400 - 800m
District or	from the nearest	477 4057 11 1 1 1 1 1
Local Centre	District or Local	477m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
D: (0''		village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Diotonos, CD	City Centre?	A 400 000m
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	FF4 - AOF form and the of eith to Madical
	centre or GP	551m ACF from centre of site to Medical
IZ a sala a a a l	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last 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	
Community	etc?)	CDEEN Development would not lead to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
raciilles		replacement / appropriate mitigation
	engagement in community	possible
	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
30	with existing	organista by horr rootaoritian land about
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY	1	
Deprivation	Does it address	 AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
. 3-7	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

	T	
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	8.5km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	. , ,
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	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
	broadbaria.	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	GREEN= Non-residential development /
Capacity	education	surplus school places
Capacity	capacity?	Surpius scrioor piaces
	capacity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
		A = 700 - 000III
Primary School	nearest primary school?	182m ACE from control of cita to Combingo
JUITUUT	3011001 !	482m ACF from centre of site to Gamlingay
Dictoroc	How far is the	County First School.
Distance:		G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	O Ziem ACE from control of alteria Consultr
		0.7km ACF from centre of site to Gamlingay
TDANIODOST		Village College.
TRANSPORT	1100	IDED N
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)

	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		GG = Within 400m (6)
stop / rail		
station		155m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		0 04 (00) ((4)
Public		G = 21 to 30 minutes (4)
transport		OO Missats a faster Osselius asset to Ot Nissats
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre Distance for		C. Flore to 40km (4)
		G = 5km to 10km (4)
cycling to City Centre		6.62km ACF from the centre of the site to
Centre		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,440m ACF from centre of the site to
	station?	Sandy Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC 018	
Consultation Reference numbers:	

Мар:



Site description: This small site is situated part within and part on the edge of Girton, to the south of Duck End on the western edge of the village. Residential properties adjoin the site along the northern frontage to Duck End and Woody Green to the east. The site is part residential, comprising a house with long rear garden, with pastureland beyond. The site is well screened all sides to surrounding residential properties and countryside with dense mature hedgerow.

Note: the site is adjacent to site 203 to the west.

Site name/address: Town End, Duck End, Girton

Current use(s): Agricultural

Proposed use(s): 10+ dwellings

Site size (ha): South Cambridgeshire: 0.37 ha.

Potential residential capacity: 8 dwellings (30 dph)

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.	
Laria	to the loss of the		anost grado i ana z iana.	
	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	100011001			
Air Quality	Would the		GREEN = Minimal, no impact, reduced	
7	development of the		impact.	
	sites result in an			
	adverse		Development unlikely to impact on air	
	impact/worsening		quality. Site lies in an area where air quality	
	of air quality?		acceptable.	
AQMA	Is the site within or		RED = Within or adjacent to an AQMA, M11	
/ CQIVI/	near to an AQMA,		or A14	
	the M11 or the		017(14	
	A14?		The site is within the AQMA.	
			396m ACF from edge of site to A14.	
			511m ACF from edge of site to M11.	
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 potential for traffic noise from	
	receptor or		A14, but should be possible to mitigate.	
	generator		The site is to the east of the A14 and	
	(including		prevailing winds from the south west.	
	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		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	

	noturo		groonanaa Na ar nagligible igan asta
	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
	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		domovod unough the development process.
	Plan targets, and		
	maintain		
	connectivity		
	_		
	between green		
TDO	infrastructure)?		CDEEN City does not contain an adiain
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
	<u> </u>		development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
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). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			The site is characterised as being within an
			area of enclosed arable fields and mature
1			hedgerows, which provide a soft village

		,		
		edge and transition to open arable farmland.		
		Small fields and well defined hedgerows		
		form a transition and buffer between the		
		village and Huntingdon Road.		
		RED = Significant negative impact on		
		townscape character, no satisfactory		
diversity and		mitigation measures possible.		
distinctiveness of				
townscape		Significant Negative Impact (Development		
		conflicts with townscape character, with		
•		significant negative impacts incapable of		
		mitigation) - Significant adverse impact on		
		Green Belt purposes and functions - will		
development?		erode the buffer that currently exists		
		between the edge of the village and		
		Huntingdon Road, small scale and intimate		
		character of Duck End.		
		RED = Significant negative impact on		
•		Greenbelt purposes		
•		RED = Site contains, is adjacent to, or		
,		within the setting of such sites, buildings		
		and features, with potential for significant		
·		negative impacts incapable of appropriate		
•		mitigation		
`		Significant Negative Impact on historic		
		Assets (incapable of satisfactory mitigation)		
		- Access between two Grade II cottages in		
•		need of upgrade. Archaeological potential		
		will require further information but it is likely		
•		appropriate mitigation can be achieved		
		through the development process		
_	ı			
• •		AMBER = Standard requirements for		
		renewables would apply		
		ODEEN EL 17 4/1		
Is site at flood risk?		GREEN = Flood Zone 1 / low risk		
		Flood Zone 1 and no drainage issues that		
		cannot be appropriately addressed.		
HUMAN HEALTH AND WELL BEING				
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?				
		GREEN = <1km or onsite provision		
space?		GREEN = <1km or onsite provision		
space? How far is the		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Girton		
	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)? IGE 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	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation 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? H AND WELL BEING Will it increase the quantity and quality		

D: (5:	Tir e i a	AMPED 400 000
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	445 4054
	for children and	445m ACF from centre of the site to land
	teenagers?	west of Weavers Field, Girton.
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	604m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		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	A = 400 - 800m
Service	nearest health	
	centre or GP	516m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	3 -1 -1 -1 -1
	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	and door
	communities?	Site is poorly related to the existing built-up
		area.
ECONOMY	<u>.I</u>	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(345.1490)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Maniple Deprivation 2010.
	Abbey Ward and	
	Trobbby Ward and	

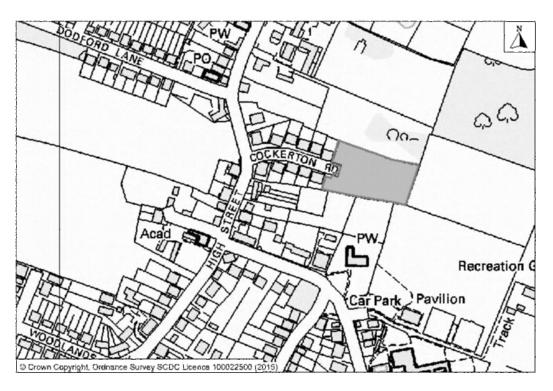
Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		17: 11 1 2	
result in development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Results in the loss of employment result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Education Education Education Capacity TRANSPORT TRANSPORT TRANSPORT TRANSPORT TRANSPORT Development would have no effect on vitality of existing centres. The vitality and viability of existing centres. The vitality and viability of existing centres. The vitality and viability of existing centres. The vitality of existing centres. The v			
development in deprived wards of Cambridge? Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The vitality and viability of cambridge, town, district and local centres? Employment - Accessibility Employment - Cambridge, town, district and local centres? Employment - Accessibility 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? Utilities Will it improve the level of investment in key community services and infrastructure and broadband? Education Education Education Education Education Capacity Distance: Pimary School Shopping Will it protect the shopping was the level of invest the nearest primary school? REMPOND GREEN = No effect or would have no effect on suitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Lovelopment would have no effect on South Cambridgeshire 006D (Histon, including Vision Park) Ge No loss of employment land / allocation is for employment development on Evelopment would have no effect on employment land or premises. Bevelopment would have no effect on employment land or premises. AMBER = Significant upgrades likely to be 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 propoged			
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 - Land Employment - Land Employment - Land Utilities 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. local centres? Employment - Land Employment - Land Employment - Land Utilities Will it more the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Employment land? Will it more the level of investment in key community services and infrastructure and broadband? Education Education Capacity Distance: Primary School TRANSPORT Responser Willi trotect the shopping vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. AMBER = 1-3km AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park) G = No loss of employment land / allocation is for employment land or premises. Development would have no effect on employment land or premises. 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 propoged propoge		-	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The vitality and viability of cambridge, town, district and local centres? Employment - Accessibility nearest main employment recentre? Employment - Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Education List there sufficient education capacity? Education Capacity Education List there sufficient education list the severage network is at capacity and the severage network is at capacity will require mitigation. Education Cistance: How far is the nearest secondary School STAMSPORT TRANSPORT ERRIP = 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. AMBER = 1-3km AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park) G = No loss of employment land / allocation is for employment development in for employment development in foremployment land or premises. Betweether and proposed employment land / allocation is for employment land or premises. AMBER = Significant upgrades likely to be required, but constraints capable of appropriate mitigation in firstructure including of appropriate mitigation in first provided in the severage network is at capacity and the sewerage network is at capacity and the sewerage network is at capacity of solicient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m Franksport			
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 - Accessibility Employment - How far is the nearest main employment centre? Employment - Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Education Education Distance: Primary School Distance: Power and infarst the secondary school? TRANSPORT Vitality and viability of existing centres. The vitality is visited to witality and viability of existing centres. The visitality of existing centres. The vitality of existing centres. The indication is likely to existing centres. The indicate visits which include retail, offices, or leisure uses. AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 006D (Histon, including vision Park) Development would have no effect on employment land / allocation is for employment development in for employment development in for employment development would have no effect on employment land, or employment development in for employment development in form proposed properties which constraints capable of appropriate mitigation. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and the sewerage network is	Chanaina		ODEEN No offers an account of the
Nierarchy, 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. local centres? AMBER = 1-3km	Snopping	· •	
supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Accessibility Employment - Centre? Employment - Accessibility Employment - Centre? AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. There is insufficient upgrades likely to be required, constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and both will require mitigation. Education Capacity Employment Land Amber = Significant upgrades likely to be required, constraints can be addressed. Amber = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Amber = Significant upgrades likely to be require			Vitality and viability of existing centres.
vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Centre? Employment - Land Emplo		•	Dayslanment would have no offect on
Of Cambridge, town, district and local centres?			•
town, district and local centres? How far is the nearest main employment centre? AMBER = 1-3km		_	, , , , , , , , , , , , , , , , , , , ,
Iocal centres? How far is the nearest main employment centre? Cambridgeshire 006D (Histon, including Vision Park)		•	
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 TRANSPORT Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Would development result in the loss of employment development is for employment development would have no effect on employment land or premises. 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 WWTW is operating close to capacity and both will require mitigation AMBER = School capacity not sufficient, constraints can be appropriately mitigated school? AMBER = Significant upgrades likely to be required, constraints can be addressed. There is insufficient spare mains water capacity which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated school? School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 578m ACF from centre of site to Girton Glebe Primary School. A = 1 to 3 km Capacity Capacity of the primary School. A = 1 to 3 km Capacity Capacity of the primary School. Capacity Ca		1	Willoff infoldac retail, offices, of feloure ases.
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Distance: Secondary School School How far is the nearest secondary school? A = 1 to 3 km 2.8km ACF from centre of site to Impington Village College.	2011001		
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School school? 2.8km ACF from centre of site to Impington Village College. TRANSPORT			
Village College. TRANSPORT			2.8km ACF from centre of site to Impington
			. •
	TRANSPORT		
Cycle Routes What type of cycle RED = No cycling provision or a cycle lane	Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	1	
	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	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 20.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		(1)
station		4,61m 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		(1)
journey time to		16 minutes from Girton to Cambridge.
City Centre		3
Distance for		GG = Up to 5km (6)
cycling to City		1 ()
Centre		4.40km 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	6,156m ACF from centre of the site to
	station?	Cambridge 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?	The Highway Authority has concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site. Access
		can only be achieved between two Listed
		Buildings.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	
	or byoming radinates:	

Site Information	
Development Sequence	Minor Rural centre
Site reference number(s): SC143	

Consultation Reference numbers: 40 (I&O 2012)
Site name/address: Land at Cockerton Road, Girton

Мар:



Site description: This small site is situated east of Cockerton Road on the north eastern side of Girton. The site adjoins a residential cul-de-sac off the High Street and is surrounded on the northern and eastern sides by semi-enclosed countryside. To the south are residential gardens, the village church with graveyard, and school playing fields lie further to the south east. The site is a small paddock, open to the adjoining residential development, but enclosed on its outer edges by dense hedgerow.

Current use(s): Paddock

Proposed use(s): Approximately 10 dwellings

Site size (ha): South Cambridgeshire: 0.63 ha.

Potential residential capacity: 13 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 versatile		agricultural land (Grades 1 and 2) - small site but all Grade 2	
Minerals	agricultural land? 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	
POLLUTION	Manual d		LODGEN Minimals	
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 540m ACF from edge of site to AQMA. 965m ACF from edge of site to A14.	
Pollution	Are there potential		GREEN = No adverse effects or capable of	
Contomination	Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		full 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 Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).	
BIODIVERSITY				
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or	

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		3,
	(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		mitgation
	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		
	Plan targets, and maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON I I I I I
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Group of protected trees lie approximately
	Preservation Order		115m to the west.
0	(TPO)?		ANDED No cionificant appartualtica an
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
1 4115 6 4 5 5 5	 		development process.
	OWNSCAPE AND CU	LIURAL HE	
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 characterised as an area of
			enclosed arable fields and paddocks with
1			mature hedgerows providing a soft
			transitional edge to the village. There is
			transitional edge to the village. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural

	1	
		character and provides an important part of the setting of the historic core of the village.
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 site is characterised as an area of
	appropriate design	enclosed arable fields and paddocks with
	and scale of	mature hedgerows providing a soft
	development?	transitional edge to the village. There is
		currently a clear edge to the village at the
		end of Cockerton Road. The site has a rural
		character and provides an important part of
		the setting of the historic core of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
OLCOH DOL	the development of	purposes
	this site have on	purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
Tieritage	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	Illingation
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- The site forms part of the setting of the
	buildings,	historic core, including the setting of the
	registered parks	Grade II* and two Grade II Listed Buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but it is likely appropriate
		mitigation can be achieved through the
	monuments)?	
CLIMATE CHAN	GE	development process.
Renewables	Will it support the	AMBER = Standard requirements for
I/GIIGWabies	use of renewable	renewables would apply
	energy resources?	Teriewabies would apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
FIUUU NISK	flood risk?	GREEN = Flood Zorie 1 / low risk
	11000 HSK?	Flood Zono 1 and no drainage issues that
		Flood Zone 1 and no drainage issues that
	I AND WELL BEING	cannot be appropriately addressed
Open Space	Will it increase the	GREEN = Assumes minimum on-site
орен орасе	quantity and quality	provision to adopted plan standards is
		provided onsite
	of publically	provided offsite
	accessible open	Noutral impact (existing factures retained or
	space?	Neutral impact (existing features retained or
Dietoras	How for in the	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O Olem ACE from control of the city to City
Facilities	sports facilities?	0.2km ACF from centre of the site to Girton

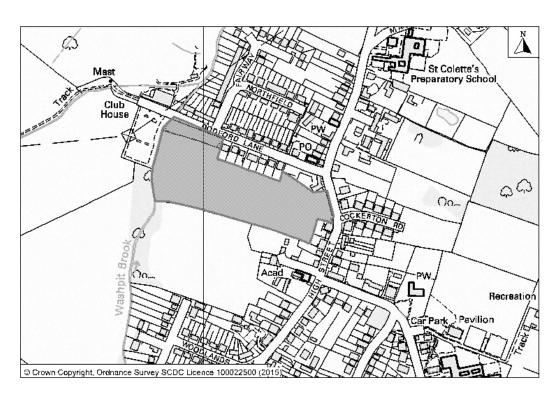
		Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	OKELIV = CHOOM
1 dollitioo	for children and	150m ACF from centre of the site to Girton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANIBER - No Impact
Travellel	accommodation	No offect on pitch or plot provision
		No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: 1	Showpeople?	0 400
Distance:	How far is the site	G = <400m
District or Local	from the nearest	
Centre	District or Local	143m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		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	846m ACF from centre of site to The
	service?	Surgery, Girton.
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
1 dollido	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	p0331b1C.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Intogration with	How well would the	
Integration with		AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Dana it a dala	ANADED Nietucklich aus die 11 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Shopping Will it protect the 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. local centres? Employment - Accessibility Employment - Would employment centre? Would development result in the loss of employment land, or deliver new employment land? Utilities Wings Hedges? Would surded wards of Cambridge? Will it protect the shopping vitality and viability and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. AMBER = 1-3km 1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park) G = No loss of employment land / allocation is for employment development in the loss of employment land? Development would have no effect on employment land or premises. Will it improve the level of investment in key community services and infrastructure, including Winor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
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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?
School capacity not sufficient, but
significant issues be adequately addressed
Distance: How far is the G = <400m
Primary School nearest primary
school? 267m ACF from centre of site to Girton
Glebe Primary School.
Distance: How far is the A = 1 to 3 km
Secondary nearest secondary
1 5
Village College.
TRANSPORT Cycle Poutes What type of cycle PED - No cycling provision or a cycle lane
Cycle Routes What type of cycle routes are RED = No cycling provision or a cycle lane less than 1.5m width with medium volume or
routes are less than 1.5m width with medium volume or

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
HQPT	Is there High Quality Public Transport (at edge	facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances
_	of site)?	
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	DARK GREEN = Score 19-25 Total score of 22.
	four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6) 152m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to		GG = 20 minutes or less (6)
City Centre		16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.70km 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 6,417m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public 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 Minor Rural Centre			
Site reference number(s): SC144			
Consultation Reference numbers:			
Site name/address: Land at Dodford Lane, High Street, Girton			

Мар:



Site description: This large site is situated south of Dodford Lane and west of the High Street on the north western side of Girton. Residential properties and a public house adjoin most of the northern edge of the site, with further residential properties to the south. The eastern boundary is open to the High Street, with a low level metal fence. To the west lies Washpit Brook, defined with an area of vegetation separating the site from a car park for the golf club and larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow.

Current use(s): Agricultural

Proposed use(s): Approximately 50 dwellings

Site size (ha): South Cambridgeshire: 3.50 ha.

Potential residential capacity: 2 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?	Development would not affect best and most versatile agricultural land (Grades 1 and 2). Previous attempts to gain planning permission for residential development were refused as MAFF objected to loss of valuable agricultural land - site within 'urban' definition so no grading.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	l	
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 457m ACF from edge of site to AQMA. 991m 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 some neighbouring uses. Site adjacent to a public house with licence for live and recorded music - would need to mitigate with buffer zone since likely to have moderate to major to significant noise issues since only short distance separation. Also site is to east of A14 and prevailing wind from south west - can mitigate noise from road. 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. Girton Golf Club and associated parking is to west of site and any floodlighting could cause light nuisance.
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
DIODIVED CITY	,		Sustainable Drainage Systems (Suds).
BIODIVERSITY			CDEEN Door not contain in not adiabant
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). Group of protected trees lies approximately 15m on the opposite side of the High Street.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected		GREEN = Site does not contain or adjoin any protected trees
	by a Tree Preservation Order (TPO)?		Group of protected trees lies approximately 15m on the opposite side of the High Street
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 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		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of

		mitigation) - it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development within the village may be difficult to achieve.
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 (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.

	CLIMATE CHANGE					
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 drainago issues that			
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.			
			However approximately 1/3 of western edge			
	FILAND WELL DEING		of the site is within Flood Zones 2 and 3.			
	TH AND WELL BEING		LODEEN			
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?		Neutral impact (existing features retained or			
			appropriate mitigation).			
Distance:	How far is the		GREEN = <1km or onsite provision			
Outdoor Sport	nearest outdoor					
Facilities	sports facilities?		0.6km ACF from centre of the site to Girton			
			Recreation Ground.			
Distance: Play	How far is the		AMBER = 400 - 800m			
Facilities	nearest play space		AWDER = 400 - 000111			
racillues	for children and		120m ACE from control of the city to Civton			
			429m ACF from centre of the site to Girton			
	teenagers?		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		G = <400m			
District or	from the nearest					
Local Centre	District or Local		341m from the centre of the site to the			
	centre?		village hall (Cotton Hall), central to the other			
			services and facilities within the village.			
Distance: City	How far is the site		R = >800m			
Centre	from edge of		1 - 2000III			
Cernie	defined Cambridge					
	City Centre?					
Distance: GP	,		D _ > 900m			
	How far is the		R = >800m			
Service	nearest health		4.040 4.054			
	centre or GP		1,019m ACF from centre of site to The			
	service?		Surgery, Girton.			
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?)					
	GIU!)					

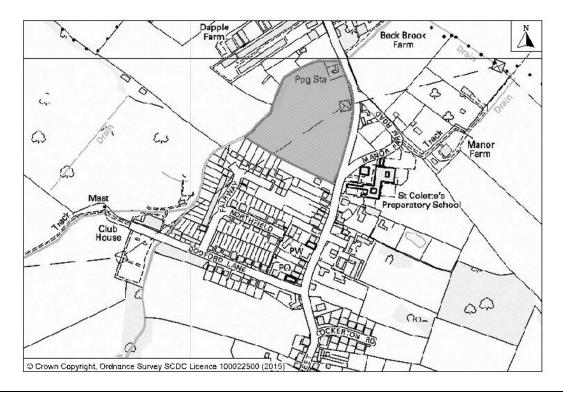
Community	Will it oncourage	GPEN - Davolonment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	P0331016.
	activities?	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		with existing communities
Communities	development on the site integrate	with existing communities
Communities	with existing	
	communities?	
ECONOMY	Communities:	
	Does it address	AMRER - 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	Cambridge according to the Index of
	and employment deprivation	Multiple Deprivation 2010.
	1 -	
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	CDEEN - No offeet or would support the
Shopping	•	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?	willon include retail, offices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AMDEN - 1-0KIII
Accessibility	employment	1.3km ACF from centre of the site to South
	centre?	Cambridgeshire 006D (Histon, including
	oonuo!	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Land	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
Junues	level of investment	sufficient.
	in key community	Sumoterit.
	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
	DIOAUDATIU!	WHICH COULD ANSE II AII THE SHLAA SILES

•	1	1	
			within the zone were to be developed. The
			WWTW is operating close to capacity and
			the sewerage network is at capacity and
	40.		both will require 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 be adequately addressed
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		527m ACF from centre of site to Girton
			Glebe Primary School.
Distance:	How far is the		A = 1 to 3 km
Secondary	nearest secondary		
School	school?		2.6km ACF from centre of site to Impington
			Village College.
TRANSPORT			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane
	routes are		less than 1.5m width with medium volume of
	accessible near to		traffic. Having to cross a busy junction with
	the site?		high cycle accident rate to access local
			facilities/school. Poor quality off road path.
HQPT	Is there High		AMBER = service meets requirements of
	Quality Public		high quality public transport in most but not
	Transport (at edge		all instances
	of site)?		
Sustainable	Scoring		DARK GREEN = Score 19-25
Transport	mechanism has		
Score (SCDC)	been developed to		Total score of 22.
·	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			193m 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			16 minutes from Girton to Cambridge.
City Centre			Ĭ
Distance for			GG = Up to 5km (6)
cycling to City			,
Centre			4.95km 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		6,683m ACF from centre of the site to
	1 1 -1		

	station?	Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public 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	Minor Rural Centre	
Site reference number(s): SC 177		
Consultation Reference numbers:		
Site name/address: Land off Oakington Road, Girton		

Мар:



Site description: This large site is situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton. It adjoins residential properties to the south. Farm and commercial units lie in a complex to the north. Isolated residential properties and a further farm lie to the east, together with St Colette's Preparatory School and Gretton Special Needs School. A golf course lies beyond Beck Brook to the west. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow. There is a pumping station in the northernmost part of the site.

Current use(s): Hay field

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

Site size (ha): South Cambridgeshire: 3.12 ha.

Potential residential capacity: 47 dwellings (30 dph)

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

	1	1
	to the loss of the	
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
IVIIIICIAIS	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	10301403:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
/ Quanty	development of the	impact.
	sites result in an	F
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty :	
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	804m ACF from edge of site to AQMA.
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 potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	Possible noise and malodour from Dapple
	(including	and Manor Farm as proposals would be
	compatibility with	closer than existing residential, but no
	neighbouring	history of complaints.
	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	<u> </u>
	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	Will it conserve	CDEEN - Doos not contain is not adiscent
Designated Sites	protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
SILES	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		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		
	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		, p
	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
IIIIIasii ucture			of appropriate mitigation.
	and green spaces, through delivery of		or appropriate mitigation.
	and access to		Dravision of anon anges as part of the
			Provision of open space as part of the
	green		development. Potential to link to bridleway
LANDCCADE	infrastructure?	III TUDAL III	to north and footpath to east.
·	TOWNSCAPE AND C	ULTURAL HI	
Landscape			AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		M: N: (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			Site currently forms an area of rural
			separation between the edge of the village
			and a complex of farm and commercial uses
			to the north, and creates a soft edge and
			visually interesting entrance to the village
			from the north. The approach to the
			northern edge of Girton is concealed by tall
			hedgerows bordering the road, therefore
			with careful design it may be possible to
			mitigate the impact on the landscape.
Townscape	Will it maintain and		AMBER = negative impact on townscape
: : ::::::::::::::::::::::::::::::::::	enhance the		character, incapable of mitigation.
	diversity and		onal actor, in capable of finingation.
	distinctiveness of		Site currently forms an area of rural
	townscape		separation between the edge of the village
	-		and a complex of farm and commercial uses
	character, including		to the north, and creates a soft edge and
	through		
	appropriate design		visually interesting entrance to the village

	and scale of	from the north.
	development?	(UPDATE to reflect impact identified in
	development:	SHLAA)
Green Belt	What effect would	AMBER = negative impact on Greenbelt
Green beit		· · · · · · · · · · · · · · · · · · ·
	the development of	purposes
	this site have on	
	Green Belt	
11 %	purposes?	OPEEN OF L. C. C. C.
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. Grade II Listed
	and gardens and	Building to south east. Archaeological
	scheduled	potential.
	monuments)?	
CLIMATE CHAI	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.1/2 site in
		Flood Zones 2 and 3.
ΗΙΙΜΔΝ ΗΕΔΙ Ί	TH AND WELL BEING	1 1000 Zones Z and o.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
opon opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided eriolic
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	CREEK TRAIT OF ORIGINO PROVIDION
Facilities	sports facilities?	0.6km ACF from centre of the site to Girton
	The racingon	Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	,
	for children and	610m ACF from centre of the site to Girton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWDER - No Impaot
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	140 SHOOL OH PILOH OF PIOUSIOH.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
Distance. District or	from the nearest	A - 400 - 600111
יייייייייייייייייייייייייייייייייייייי	I nom me nearest	

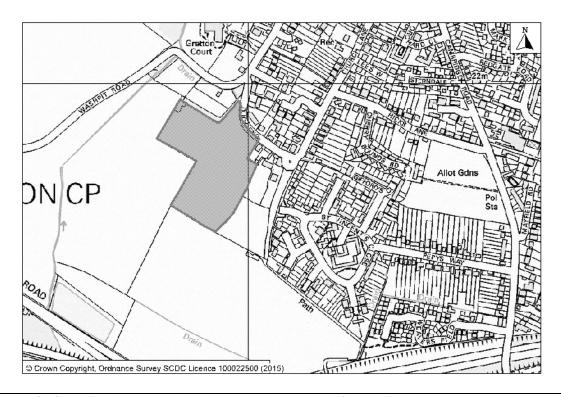
Local Centre	District or Local	560m from the centre of the site to the
Local Centre	centre?	village hall (Cotton Hall), central to the other
	Centre	services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre		R = 2000III
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	K = >000III
Service	centre or GP	1,300m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development. Provision of open space as
	and leisure (shops,	part of the development, but on northern
	post offices, pubs	edge of built area with limited accessibility.
	etc?)	cage of ball area with limited accessibility.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 domineo	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	p = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 =
	a da via do i	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	S .
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	1

Employment	How far is the	AMBER = 1-3km
Employment -	nearest main	AIVIDER - 1-3KIII
Accessibility	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	ocinic:	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lana	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
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
Education	le there sufficient	both will require mitigation.
Education	Is there sufficient education	AMBER = School capacity not sufficient,
Capacity	capacity?	constraints can be appropriately mitigated
	Capacity!	School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	729m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.3km ACF from centre of site to Impington
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HODT	In there High	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public Transport (at edge	high quality public transport in most but not all instances
	of site)?	ali ilistatices
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	DATA CILLIN - OCCIG 19-20
Score (SCDC)	been developed to	Total score of 20.
333.3 (3323)	consider access to	. 5.6.1 555.7 57. 25.
	and quality of	
	public transport,	
	1 1 2 2 2 2 2 2 2 2 2 2 2 2 3	

	1 1 1 0	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		,
station		126m ACF from the centre of the site to the
0.0		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
		00 - 20 minutes on less (0)
Public		GG = 20 minutes or less (6)
transport		40
journey time to		16 minutes from Girton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.16km 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	6,865m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	7 WIDER WO Impacts
i aciiitics	safer for public	
	•	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC 203		
Consultation Reference numbers:		
Site name/address: Land off Duck End. Girton		

Мар:



Site description: This large site is situated to the south of Duck End on the western edge of Girton. Residential properties adjoin the north eastern edge of the site fronting onto Duck End. The site is surrounded on all other sides by semi-enclosed agricultural land. The site is a large agricultural field, well screened on all sides to surrounding residential properties and countryside with dense mature hedgerow.

Note: the site is adjacent to site 18 to the east.

Current use(s): Agricultural

Proposed use(s): 100 dwellings with retail and public open space

Site size (ha): South Cambridgeshire: 3.41 ha.

Potential residential capacity: 51 dwellings (30 dph)

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

	T	1
	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	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality		• •
	development of the	impact.
	sites result in an	Development well-about a linear action with
	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	RED = Within or adjacent to an AQMA, M11
	near to an AQMA,	or A14
	the M11 or the	
	A14?	The majority of the site is within the AQMA.
		The majority of the one to main the first in
		329m ACF from edge of site to A14.
		32911 AOI 110111 eage of site to A14.
		120m ACE from adap of site to M11
D II (A (1 (1)	430m ACF from edge of site to M11.
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 potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	The site is to the east of the A14 and
	(including	prevailing winds from the south west.
	compatibility with	
	neighbouring	
	uses)?	
Contomination	,	CDEEN Site not within or adjacent to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVEDSITY	,	Oddianabie Diamage Oystellis (Ouds).
BIODIVERSITY		ODEEN. Door not contain to not salted to
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?	(5paste coala bo illiagatoa).
	goodiversity !	

	(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 to achieve		be retained or appropriate mitigation will be
	Biodiversity Action		achieved through 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)?		ANDED N
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces, through delivery of		of appropriate mitigation
	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	<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		Cignificant Negative Impact (Development
	landscape		Significant Negative Impact (Development
			conflicts with landscape character, with
	landscape		conflicts with landscape character, with significant negative impacts incapable of
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End,
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and
	landscape		conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists

	T	[
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - Significant adverse impact on
	and scale of	
		Green Belt purposes and functions - will
	development?	erode the buffer that currently exists
		between the edge of the village and
		Huntingdon Road, small scale and intimate
		character of Duck End. Adjacent to a
		historically sensitive part of the village and
		will impact on the setting of several Listed
		Buildings.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
Tieritage	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	- Impact on setting of several Grade II
	buildings,	Listed Buildings in Duck End.
	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 CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 1000 TOOK	io one at hood hor:	CITELIT - FIOOD ZONO 17 IOW HOIC
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed. A very
		small part of the site is within the flood
		zones 2 and 3, but this would not affect
	 	development of the site.
	TH AND WELL BEING	LODEEN
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	·
	*	

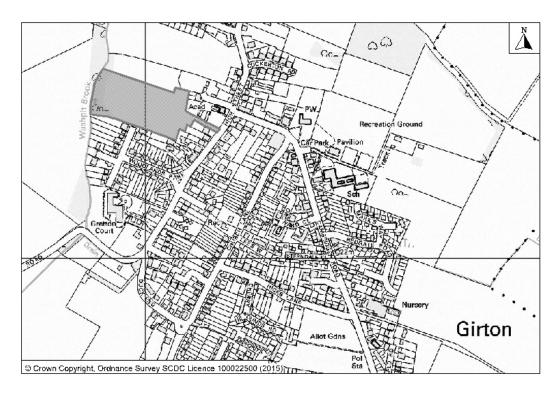
Facilities	sports facilities?	0.9km ACF from centre of the site to Girton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	524m ACF from centre of the site to land
	teenagers?	west of Weavers Field, Girton.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	No effect on witch annulations within
	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	640m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
Distance: City	How far is the site	services and facilities within the village. R = >800m
Centre	from edge of	K = >000111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	612m ACF from centre of site to The
Vov.Loool	service?	Surgery, Girton.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).
1 dollities	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	replacement / appropriate mitigation
	community	possible.
	activities?	A. 6 992 L
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	20011010 01 111001110	
	and employment	Cambridge according to the Index of

	T	
	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. iopp.i.ig	shopping	vitality and viability of existing centres.
	hierarchy,	vicinity and videnity of extening control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
		1 ''''
	town, district and	which include retail, offices, or leisure uses.
Faralar and	local centres?	AMPED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	4.71 4057
	employment	1.7km 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,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	. 9
	infrastructure,	Minor Utilities Infrastructure improvements
	i iliilasiiuciule.	
	-	•
	including	required, but constraints can be addressed.
	including communications	required, but constraints can be addressed. There is insufficient spare mains water
	including communications infrastructure and	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to
	including communications	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties
	including communications infrastructure and	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
	including communications infrastructure and	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
	including communications infrastructure and	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and
	including communications infrastructure and	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and
	including communications infrastructure and broadband?	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education	including communications infrastructure and broadband?	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient,
Education Capacity	including communications infrastructure and broadband? Is there sufficient education	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
	including communications infrastructure and broadband?	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	including communications infrastructure and broadband? Is there sufficient education	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant
	including communications infrastructure and broadband? Is there sufficient education	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	including communications infrastructure and broadband? Is there sufficient education	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant
Capacity	including communications infrastructure and broadband? Is there sufficient education capacity?	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Capacity Distance:	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Capacity Distance: Primary	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 640m ACF from centre of site to Girton
Distance: Primary School	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 640m ACF from centre of site to Girton Glebe Primary School.
Distance: Primary School Distance:	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school? How far is the	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 640m ACF from centre of site to Girton
Distance: Primary School Distance: Secondary	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school? How far is the nearest secondary	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 640m ACF from centre of site to Girton Glebe Primary School. A = 1 to 3 km
Capacity Distance: Primary School Distance:	including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school? How far is the	required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m 640m ACF from centre of site to Girton Glebe Primary School.

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 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		G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,236m 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. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns with regards to the intensification of Wash Pit Road.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information			
Development Sequence	Minor Rural Settlement		
Site reference number(s): SC 240			
Consultation Reference numbers:			
Site name/address: Land at Littleton House, High Street, Girton			
8.6			





Site description: This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.

Current use(s): Agricultural

Proposed use(s): Approximately 80 dwellings

Site size (ha): South Cambridgeshire: 2.58 ha.

Potential residential capacity: 50 dwellings (30 dph)

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

	to the loss of the	
	best and most	
	versatile	
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
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	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	293m ACF from edge of site to AQMA
		·
		847m ACF from edge of site to A14.
		944m ACF from edge of site to M11.
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 potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	AMPER OF STREET
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).
		Datastal famosinan kanatta thusank
		Potential for minor benefits through
		remediation of minor contamination -
Mata:	MACH is well and	Sewage filter beds on site
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Assumentions for a sectoral in the sector
	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
DIOD!\/EDOIT\		Sustainable Drainage Systems (Suds).
BIODIVERSITY		LODEEN Deservices
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		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There are a
	(Including		protected Yew and Plane tree in the
	International and		grounds of 65 High Street, adjacent to the
	locally designated		proposed access to the site.
Disalis and to	sites)		AMPED Development would be seen
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 help deliver habitat		Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		aomoved imough me 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		
	by a Tree		There are protected trees in the grounds of
	Preservation Order		65 High Street, adjacent to the proposed
	(TPO)?		access to 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		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 III	development process.
Landscape	TOWNSCAPE AND C Will it maintain and	OLIUKAL HI	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		magadon mododico possibio.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
	3.14.45.61.1		significant negative impacts incapable of
			mitigation) - The site is characterised as
			being within an area of enclosed farmland
			with views of the village set within well
			treed, rising ground creating a visibly
			interesting edge. Washpit Brook, together
i	ı		<u> </u>

Townscape	Will it maintain and enhance the	with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. RED = Significant negative impact on townscape character, no satisfactory
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
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 (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Builidng and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but 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 cannot be appropriately addressed. A part of the western edge of the site is within

		Flood Zones 2 and 3.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation)
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	appropriate mitigation). GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 407m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	G = <400m 318m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
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 906m ACF from centre of site to The Surgery, Girton.
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	How well would the	AMBER = Adequate scope for integration

with Existing	development on	with existing communities
Communities	the site integrate	with existing communities
Communico	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
()	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AMBER - FORM
, 100000	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
	level of investment	sufficient.
	in key community	Minor I Hilitiaa Infrastruatuus immuusus maana
	services and	Minor Utilities Infrastructure improvements required, but constraints can be addressed.
	infrastructure, 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?	
		School capacity not sufficient, but
		significant issues can be adequately

		addressed.
Dictance:	How far is the	A = 400 - 800m
Distance: Primary	nearest primary	A - 400 - 600III
School	school?	480m ACF from centre of site to Girton
3011001	SCHOOLS	
Distance	Llow for in the	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	O Cluss A OF frame agents of aits to be minuted
School	school?	2.6km ACF from centre of site to Impington
TRANSPORT		Village College.
	Mhat tura of avala	DED. No eveling provision or a evel lane
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	routes are	
	accessible near to the site?	traffic. Having to cross a busy junction with
	the site!	high cycle accident rate to access local
HQPT	la thara Lliah	facilities/school. Poor quality off road path.
HQPI	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
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	DAINI ONLLIV - OCCIG 13-20
Score (SCDC)	been developed to	Total score of 22.
00010 (0000)	consider access to	Total 30010 of 22.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		()
station		230m 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		16 minutes from Girton to Cambridge.
City Centre		-
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.85km 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	6,589m ACF from centre of the site to
	station?	Cambridge 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
		Highway Authority has concerns in

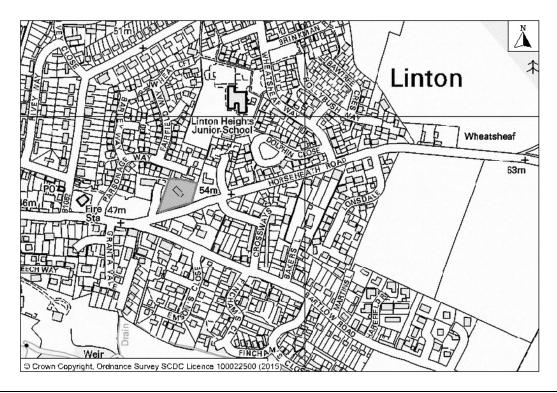
		relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence
Site reference number(s): SC015

Consultation Reference numbers:
Site name/address: 1 Horseheath Road, Linton

Мар:



Site description: The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.

The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.

The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.

The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.

Current use(s): House and Garden

Proposed use(s): 10-11 houses and flats with associated play area

Site size (ha): South Cambridgeshire: 0.28 ha.

Potential residential capacity: 6 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
		· ·
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor additional road traffic
	receptor or	noise generation impact on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance. Should be possible to
	neighbouring	mitigate.
	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. Site is adjacent to former
		industrial / commercial land. Requires
		assessment. Can be conditioned
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
	I.	Spr. Spriate Staridards and Policitor Control

	1		and a substantial discrete dis
			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of
DIODI\/EDOIT\/			Sustainable Drainage Systems (Suds).
BIODIVERSITY			LODEEN D
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary 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	ERITAGE
Landscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

	T	
	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). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
Townscape	Will it maintain and	AMBER = negative impact on townscape
Townscape	enhance the	character, incapable of mitigation.
		Character, incapable of miligation.
	diversity and	Min or No gotive Imposet (dovelopment
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	an adverse effect on the townscape of
	appropriate design	Linton by intensifying the residential use of
	and scale of	the site with the resultant reduction in the
	development?	current garden setting with a single
		property.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	an past on Croon 2 on parpoots
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Пептауе	•	· · · · · · · · · · · · · · · · · · ·
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) –
	conservation	Adverse effect due to prominence of site
	areas, listed	and loss of significant open green space,
	buildings,	trees and hedged frontage on approach and
	registered parks	in foreground of views of listed buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but the assumption for a neutral
	monuments)?	impact is that it is likely appropriate
	monuments):	mitigation can be achieved through the
		development process.
CLIMATE CHA	NGE	development process.
		 AMPED - Standard requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
F	energy resources?	ODEEN EL LE
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
1 - 31	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided eriolic
	accessible oher	

	T 0	
	space?	Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	рильный от отого ристион
Facilities	sports facilities?	1.0km ACF from centre of the site to Linton
1 dollitics	aports racinties:	Recreation Ground.
Distance: Dlay	Llow for in the	
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton 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	G = <400m
		G = <400111
District or	from the nearest	000 405 ((11: 1.0) () ()
Local Centre	District or Local	368m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	467m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitics	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	
	•	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	·	create a new community.
Communities	the site integrate	oreate a new community.
	with existing	
FOONOTO	communities?	
ECONOMY	D1111	AMPED Macadistra P. C. d. 4007
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Combridge)	pookoto of income	most deprived Super Output Areas within
(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?	00000
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
' '	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
		Village College.
	<u>I</u>	

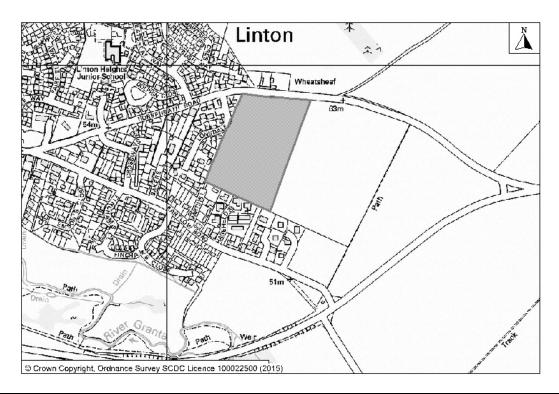
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 16.
Distance: bus stop / rail station	Tour emena serew.	GG = Within 400m (6) 160m ACF from the centre of the site to the
Frequency of Public		nearest bus stop. A = 30 minute frequency (3)
Transport		30 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.81km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,335m 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 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	Minor Rural Centre
Site reference number(s): SC032	

Consultation Reference numbers:

Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)

Мар:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.

It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): 160 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha.

Potential residential capacity: 89 dwellings (30 dph)

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

	Thout or direct	
	best and most	
	versatile	
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	
	reserves?	
POLLUTION	T.M. 1.1.(1	LODEEN M
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
4.0144	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	
D " "	A14?	AMPER
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development commetible with a simble coming
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it adjacent to the
	uses)?	southern boundary of the site. The impact of
		existing noise on any future residential in
		this area is a material consideration in terms
		of health and well-being and providing a
		high quality living environment. Should be
0 (1 1 1	la thanananan lala	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
\\/-t-"	the site?	ODEEN No import / Complete of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to effect water 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
		impact on groundwater, e.g. as part of
PIODIVED SITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN - Door not contain is not adjacent
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

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	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
	dovelopment:	achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
Orech Beit	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
I la vita ava	purposes?	ODEEN. Cita dans not contain an adiain
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	Prominent site on approach to modern part
	conservation	of village. Archaeological potential will
	areas, listed	require further information but the
	buildings,	assumption for a neutral impact is that it is
	registered parks	likely appropriate mitigation can be
	and gardens and	achieved through the development process.
	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?	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	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	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,449m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	- 11-2-2-
	accommodation	No effect on pitch or plot provision.
L		the state of the s

	<u></u>	
	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	813m ACF to the High Street - location
	centre?	chosen as representation of central point of
	CONT.	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = 2000111
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	916m 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
1 domaio	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		' '
lete meties	I law wall was dal 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	T	 Large and the second
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	shopping	vitality and viability of existing centres.
	Lanopping	I vitality and viability of Existing Certifes.

	bio no no le c				
	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		4.9km ACF from centre of site to South		
	centre?		Cambridgeshire 017C (Granta Park)		
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development		
Utilities	Will it improve the level of investment in key community services and		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation		
	infrastructure, including communications infrastructure and broadband?		Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.		
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?		A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School		
Distance: Secondary School	How far is the nearest secondary school?		Heights Junior School A = 1 to 3 km 1.5km ACF from centre of site to Linton 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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport,	GREEN = Score 15-19 from 4 criteria below Total score of 16.
	and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		272m ACF from the centre of the site to the nearest bus stop (13/A/B/X13).
Frequency of Public		A = 30 minute frequency (3)
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.91km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,782m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	UPDATE: Score changed from Green to Red to reflect Highways Authority's concerns with regards to the accident record of the A1307.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

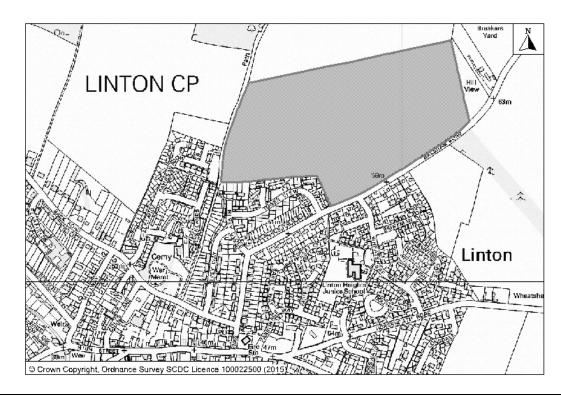
Development Sequence

Minor Rural Centre

Site reference number(s): SC101
Consultation Reference numbers:

Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton

Map:



Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.

The site itself consists of an arable field.

Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

Site size (ha): South Cambridgeshire: 18.16 ha.

Potential residential capacity: 272 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	T		
	development make		
	use of previously		
	developed		
A	land?		ODEEN N
Agricultural	Would		GREEN = Neutral. Development would not
Land	development lead		affect grade 1 and 2 land.
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION		•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
-	A14?		11175
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		To the Foot of site approximately 50m avery
	problems if the site		To the East of site approximately 50m away
	is developed, as a		is a Scrapyard at Hill View, Balsham Road.
	receptor or		Therefore those parts of the site closest to
	generator		this will create significant negative impacts
	(including		which are incapable of mitigation. However
	compatibility with		this is a large site and mitigation would be
	neighbouring		possible on the majority of the site.
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
	life Site:		proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			benefits subject to appropriate mitigation)
			This site is adjacent to a scrapyard and
			there appears to be some overspill close to
			the site boundary that may have
			contaminated land. Unlikely to be an issue
			but should more evidence come to light
			could be conditioned. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	p 000.0.0		

	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	•	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HE	
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) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
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)?		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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable		renewables would apply
	energy resources?		Teriewabies 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 HEAL	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:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP service?		781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the
lata a C	11	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?	Limited scope to integrate a much smaller
E00NOMY		part of the site, closest to the road frontage.
ECONOMY	D '' 11	ANADED NI ('II')
Deprivation (O-restricted)	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
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and viability of oxiothing control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
Liche	employment land?	AMPED OF W
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	Major utilities Infrastructure impressions and
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed. There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	DIOAUDAIIU!	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		remorement. As the proposed site is 101

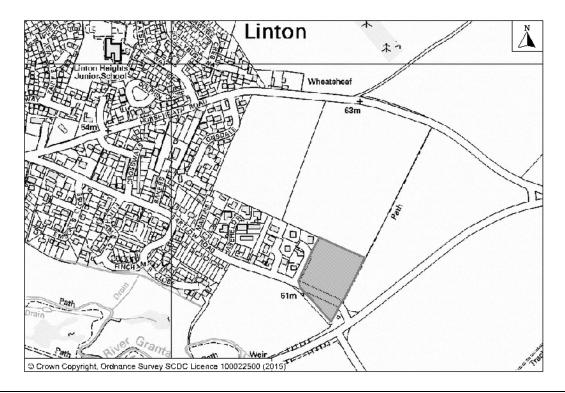
		4 450 1 111 411
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	404m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Linton
0011001	00110011	Village College.
TRANSPORT	l	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyole Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	
HQPT	la thara High	facilities/school. Poor quality off road path. RED = Service does not meet the
ПОРТ	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
0 1 1 1	of site)?	AMPER O 40.447 4 '' ' I I
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total access of 40
Score (SCDC)	been developed to	Total score of 13.
1	I	
	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	
Distance: bus	and quality of public transport, and cycling. Scores determined by the	A = Within 800m (3)
Distance: bus stop / rail	and quality of public transport, and cycling. Scores determined by the	()
Distance: bus	and quality of public transport, and cycling. Scores determined by the	A = Within 800m (3) 668m ACF from the centre of the site to the
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station Frequency of Public	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station Frequency of Public Transport	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3)
Distance: bus stop / rail station Frequency of Public Transport Public	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:	and quality of public transport, and cycling. Scores determined by the four criteria below. How far is the site	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.

	station?	Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC102	
Consultation Reference numbers:	

Site name/address: Land to the east of Linton (Bartlow Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.

The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.

The section south of the road is an area of scrubland created when the Bartlow Road was realigned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.

It is adjoining Site 199 and Site 104, and is part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space (Combined total for two submitted sites – Site 101)

Site size (ha): South Cambridgeshire: 1.42 ha.

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
Agricultural	land? Would	GREEN = Neutral. Development would not
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	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. Likely to be traffic noise from A1307 since it is so close to site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		,
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	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

Townscape	character? Will it maintain and	negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village. GREEN = No impact (generally compatible,
Townscape	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?	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	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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). 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	acineved an eagit are development proceed.
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	samot so appropriatory additions.
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

	1	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.7km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,692m ACF from centre of the site to
_	teenagers?	Linton 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	
Local Centre	District or Local	992m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	4.400 4.05 () () () () ()
	centre or GP	1,108m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No 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
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Possible
	GOLIVILIOS:	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	oneding communities
	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
(23	and employment	Cambridge according to the Index of
L		

	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Channing			CDEEN No offeet or would curport 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		RED = >3km
Accessibility	nearest main		
710000015111119	employment		5.2km ACF from centre of site to South
	centre?		Cambridgeshire 017C (Granta Park)
Employment			
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		gao
	infrastructure,		Major 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
			sewage network is approaching capacity.
		the state of the s	
1			The demand for electricity from the
			The demand for electricity from the
			The demand for electricity from the development is likely to trigger local 11,000
Education	Is there sufficient		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient,
Education Capacity	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
			The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Capacity	education capacity?		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Capacity	education capacity?		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Capacity Distance:	education capacity? How far is the		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Capacity Distance: Primary	education capacity? How far is the nearest primary		The demand for electricity from the development is likely to trigger local 11,000 volt 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: Primary	education capacity? How far is the nearest primary		The demand for electricity from the development is likely to trigger local 11,000 volt 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 683m ACF from centre of site to Linton
Distance: Primary School	education capacity? How far is the nearest primary school?		The demand for electricity from the development is likely to trigger local 11,000 volt 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 683m ACF from centre of site to Linton Heights Junior School

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT	<u>l</u>	t mage conego.
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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 16.
Distance: bus stop / rail station		GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Information

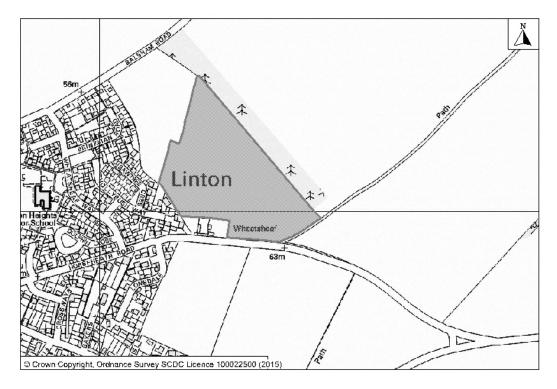
Development Sequence
Site reference number(s): SC103

Minor Rural Centre

Consultation Reference numbers:

Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.

The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.

The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.

Current use(s): Agricultural

Proposed use(s): Approximately 80-130 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.53 ha.

Potential residential capacity: 147 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

Agricultural Land Minerals	development make use of previously developed land? Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of	GREEN = Neutral. Development would not affect grade 1 and 2 land. GREEN = Site is not within an allocated or safeguarded area.
	economic mineral reserves?	
POLLUTION	10301703:	
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 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, e.g. as part of

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

Townscape Will it maintain and enhance the 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 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)? ECLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewables Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it increase the quantity and quality of publically accessible open			
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cannot be appropriately addressed	I lood INISK	is site at flood lisk!	ORELIV - Flood Zolic 17 low lisk.
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quantity and quality of publically provision to adopted plan standards is provided onsite	HUMAN HEALT	TH AND WELL BEING	
of publically provided onsite	Open Space	Will it increase the	GREEN = Assumes minimum on-site
		quantity and quality	provision to adopted plan standards is
accessible open		of publically	provided onsite
		accessible open	

	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	7 WIDER - 1 OKIII
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
1 dominoo	oporto raominos:	Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	112B = 2000III
	for children and	1,559m ACF from centre of the site to
	teenagers?	Linton 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	
Local Centre	District or Local	930m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = 800m
Service	nearest health	
	centre or GP	1,007m ACF from centre of site to Linton
Vav. Lagal	service?	Health 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
	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	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
ECONOMY Deprivation	Doos it address	 AMRED - Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(0 1 1 1	T	
(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
5	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?	or morado rotan, omoco, or icioale uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
, woodsibility	employment	Cambridgeshire 017C (Granta Park)
	centre?	Camonageoniie 0170 (Olalia Falk)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	io ioi ompioyment development
	employment land,	
	or deliver new	
I Hilitiaa	employment land?	AMPED - Cignificant un arades Black 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	Minor Hallaine Information
	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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
T	capacity?	The state of the s
	,	School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
2011001	33.1001.	Heights Junior School
	<u>.l</u>	rioignio dunioi dondoi

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A = 1 to o kin
School	school?	1.6km ACF from centre of site to Linton Village College.
TRANSPORT		Village College.
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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 14.
Distance: bus	Tour omena serem	G = Within 600m (4)
stop / rail station		525m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.22km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,850m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.

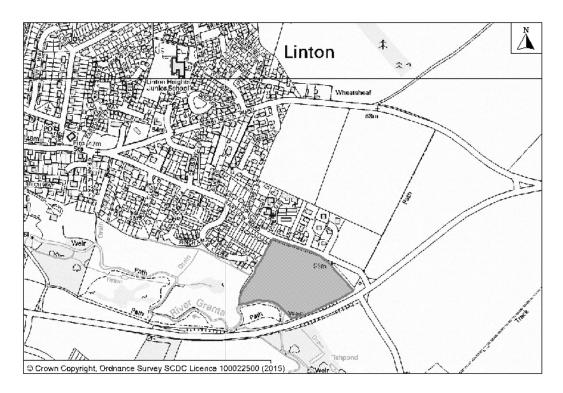
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC104	

Consultation Reference numbers:

Site name/address: Land to the east of Linton – South of Bartlow Road.

Мар:



Site description: The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.

The site is an arable field sloping down into the valley of the river towards the A1307.

The site is adjacent to Site 102 and part of a larger site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 45-70 dwellings with open space

Site size (ha): South Cambridgeshire: 3.68ha.

Potential residential capacity: 83 dwellings (30 dph)

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

	developed	
	land?	
Agricultural Land	Would development lead to the loss of the best and most versatile	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	agricultural land? 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 - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
POLLUTION	<u> </u>	Carra arra graven
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
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 impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
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.				
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated fargementation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity between green infrastructure) TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure AMBER = No significant opportunities or loss of existing geatures retained, or appropriate mitigation measures would be achieved through the development infrastructure? AMBER = No significant opportunities or loss of existing geatures retained, or appropriate mitigation measures would be achieved through the development process. 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. Biodiversity 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. GREEN = Site does not contain or adjoin any protected trees OREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.				
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development process.				
				_
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
	LANDSCAPE,	FOWNSCAPE AND C	ULTURAL HI	ERITAGE

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. Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. (Update to reflect significant impact identified in SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with 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, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation 'Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). 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 Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -

			drainage issues capable of being appropriately addressed
HUMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	αργιομπαιείγ αυμιέσσευ
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 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m ACF to the High Street - location chosen as representation of central point of these 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 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

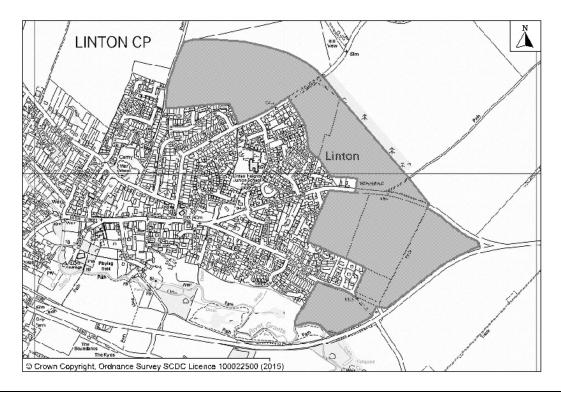
with Eviation	dovolonmentes	with evicting communities
with Existing Communities	development on the site integrate	with existing communities
Communities	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
ECONOMY	Communities:	the existing built-up area.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the 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?	William Malada Fatalli, alliaca, al falcara daca.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	-
1	employment	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta 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	
Liche	employment land?	AMPED Cinciffunction and dealth about the
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be required, constraints capable of appropriate
	in key community	mitigation
	services and	minganon
	infrastructure,	Major 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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
Education	le them out to all and	volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated.
	capacity:	School capacity not sufficient, but
		Johnson Capacity Hot Sumoletti, Dut

	<u> </u>	
		significant issues can be adequately
Dietoras	How for in the	addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	CACON ACE from control of site to Linton
School	school?	646m ACF from centre of site to Linton
D: (11 6 : 41	Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	4 Olymp A OF fragge and the of all a land and
School	school?	1.6km ACF from centre of site to Linton
TDANCDODT		Village College.
TRANSPORT	Mhat tura of avala	DED. No eveling provision or a evel lone
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	lo though Limb	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
Transport	Scoring mechanism has	GREEN = Score 13-19 Horri 4 Citteria below
Score (SCDC)	been developed to	Total score of 16.
Score (SCDC)	consider access to	Total Score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour ornoria polow:	GG = Within 400m (6)
stop / rail		33 = William 188111 (8)
station		93m ACF from the centre of the site to the
otation.		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		(e)
Transport		
Public		A = 31 to 40 minutes (3)
transport		(1)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		Ğ
Distance for		G = 5km to 10km (4)
cycling to City		,
Centre		8.60km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,786m ACF from centre of the site to
	station?	Whittlesford 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.

		Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC 120	
Consultation Reference numbers:	
Site name/address: Land to the east of Linto	n

Мар:



Site description: The site is on the north and eastern edge of Linton and is made up of eight arable fields that wrap around the built edge of the village

- North of Balsham Road an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.
- South of Balsham Road / North of Horseheath Road two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary
- South of Horseheath Road two fields with housing to the west and south. Enclosed by hedges.
- Adjacent to A1307 a field east of the main road, south of Horseheath Road.
- Bartlow Road a field north of the road with housing to the west. Hedges enclosing whole site
- Bartlow Road a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.

The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 46.05 ha.

Potential residential capacity: 691 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 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. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION		omegamanig anearies construires groven
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
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 impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination

	the site?					
Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation			
	enhance the quality of the water environment?		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, e.g. as part of Sustainable Drainage Systems (Suds).			
	BIODIVERSITY Designated Will it appears to the discount of the property of th					
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		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, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation			
	and access to		Neutral impact (existing features retained,			

	green		or appropriate mitigation possible).		
	infrastructure?		or appropriate mangation possible).		
			Assumptions for a neutral impact include		
			that appropriate design and mitigation		
			measures would be achieved through the		
I ANDSCADE	TOWNSCAPE AND C	III TIIDAI HE	development process.		
Landscape Will it maintain and RED = Significant negative impact on					
Landocapo	enhance the		landscape character, no satisfactory		
	diversity and		mitigation measures possible.		
	distinctiveness of		·		
	landscape		Significant Negative Impact (Development		
	character?		conflicts with landscape character, with		
			significant negative impacts incapable of		
			mitigation). This is a very large site and the fields that make up this site are all on the		
			edge of the village - many in locations		
			where development would have significant		
			impacts on the views from the historic		
			centre and long views across the village.		
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.		
			Some limited development along some		
			edge of site could result in opportunity to improve existing harsh edge to village.		
Green Belt	What effect would		GREEN = No impact or Minor positive		
Olech Beit	the development of		impact on Green Belt purposes		
	this site have on		paston orosi. zon parposos		
	Green Belt				
	purposes?				
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 historical,		and features, with potential for significant negative impacts incapable of appropriate		
	archaeological, or		mitigation		
	cultural interest		maganon		
	(including		Development of site would impact on views		
	conservation		from historic centre and ones across the		
	areas, listed		village thereby affecting setting of		
	buildings,		Conservation Area and numerous listed		
	registered parks		buildings. Archaeological potential will		
	and gardens and scheduled		require further information but the		
	monuments)?		assumption for a neutral impact is that it is likely appropriate mitigation can be		
	monuments):		achieved through the development process.		
			domovod imodgii ino dovolopinoni process.		

			(Update to reflect significant impact
OLIMATE OLIM			identified in SHLAA)
CLIMATE CHA			AMPED Ctondord requirements for
Renewables	Will it support the use of renewable		AMBER = Standard requirements for
			renewables would apply
Flood Risk	energy resources?		GREEN = Flood Zone 1 / low risk
FIOOD RISK	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Distance:	space? How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GIVEEN = VIKIT OF OFISITE PROVISION
Facilities	sports facilities?		Assume onside provision as site of over 200
. domaio			dwellings, which would be required to
			deliver on site facilities to meet policy.
			1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			4 COOm ACE from courtry of the city to
			1,608m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		ANIBER - No Impact
Traveller	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		The enection phen of plet previous.
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		954m ACF to the High Street - location
	centre?		chosen as representation of central point of
D:-1- 0''	11		these 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		N = 2000III
C 51 V 100	centre or GP		1,041m ACF from centre of site to Linton
	service?		Health Centre.
	1		

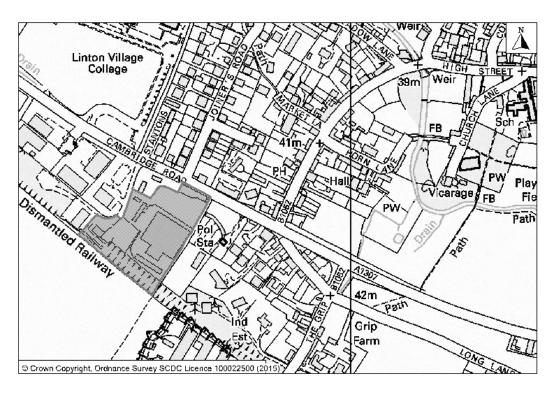
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Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result 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
racillues		
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	N C 992 1 6 1 C 992
		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?	The extensive scale of the site is out of
		proportion to the existing settlement and
		difficult to integrate.
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	
	•	
Channing	Cambridge?	CDEEN - No offeet or would connect the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidanmant would be a second of the second
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.9km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta 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	
i .		

	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	miligation
		Major utilitiaa lafraatrustura imparavonaanta
	infrastructure,	Major 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
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately mitigated
	capacity:	School capacity not sufficient that
		School capacity not sufficient, but
Distance	Harris the	significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Linton
		Heights 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 Linton
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	, ,
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	222 3 22 22 22 22 20 20 20 20 20 20 20 20 20
Score (SCDC)	been developed to	Total score of 14.
300.0 (0000)	consider access to	13.01 00010 01 1 11
	and quality of	
	public transport,	
	1 -	
	and cycling. Scores	
	determined by the	
Dista '	four criteria below.	O Willia 000 - (4)
Distance: bus		G = Within 600m (4)
stop / rail		470 4054 11 11 11 11 11 11 11
station		473m ACF from the centre of the site to the

		nearcat hua atan
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		Ŭ
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.14km ACF from the centre of the site to
Ochic		Saffron Walden Market.
Distance:	How far is the site	R = >800m
		R = >000III
Railway	from an existing or	0.004 - 0.05 from any time of the city to
Station	proposed train	8,901m ACF from centre of the site to
	station?	Whittlesford 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.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
Non-Car	\\/:II it madea the	completed.
	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC152			
Consultation Reference numbers: 29 (I&O 2012)			
Site name/address: Land east of Station Roa	d.		

Мар:



Site description: The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line.

There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use.

West of the warehouse are three single storey buildings – one vacant and two in commercial use.

Current use(s): Employment and vacant land

Proposed use(s): Housing – approximately 50 dwellings.

Site size (ha): South Cambridgeshire: 1.78 ha.

Potential residential capacity: 36 dwellings (30 dph)

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

	developed	
	land?	
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	1	
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)?	RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.
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) This site has an old railway line running through it and also an area of previous industrial/commercial land and therefore

	1	
		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, e.g. as part of
BIODIVERSITY	,	Sustainable Drainage Systems (Suds).
Designated Sites	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,
	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	or local area will be developed as greenspace. No or negligible impacts.
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	AMBER = Any adverse impact on protected trees capable of appropriate mitigation Nine lime trees are listed along the western
	Preservation Order (TPO)?	side of the site adjoining Station Road.
Green Infrastructure	Will it improve access to wildlife and green spaces,	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	through dollars f		
	through delivery of and access to		Noutral impact (oxisting factures rateined
			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
LANDOGADE	FOWNIOOA DE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Newton Paragrat (was a sulliver as a supplied as
	distinctiveness of		Neutral impact (generally compatible, or
	landscape		capable of being made compatible with local
	character?		landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of site could provide an
			opportunity for improved landscaping of site.
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		Could provide opportunity to improve setting
	appropriate design		of adjoining listed building.
	and scale of		
	development?		
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		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		important part of the setting of a Listed
	areas, listed		buildings adjoining the site. Archaeological
	buildings,		potential will require further information but
	registered parks		the assumption for a neutral impact is that it
	and gardens and		is likely appropriate mitigation can be
	scheduled		achieved through the development process.
	monuments)?		<u> </u>
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
HUMAN HEALT	TH AND WELL BEING	our of appropriately data.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Noutral impact (existing 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	·
Facilities	sports facilities?	0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	474 4054
	for children and	474m ACF from centre of the site to Linton
Gypsy &	teenagers? Will it provide for	Recreation Ground. AMBER = No Impact
Traveller	the	AMDER - No Impaor
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
District or	from the nearest	7 = 400 000m
Local Centre	District or Local	762m ACF to the High Street - location
	centre?	chosen as representation of central point of
D: 4 0:4	11 6 2 0 26	these services and facilities.
Distance: City Centre	How far is the site from edge of	R = >800m
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP service?	703m ACF from centre of site to Linton Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education 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 activities?	possible.
	activities	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 Site separated from the village facilities and services by the busy A1307.
ECONOMY		·
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land. There are currently a number of employment uses on the site - a large warehouse occupies a third of the site and is in use. Of the three further large buildings two are in use and one vacant.
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

		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
	education	constraints can be appropriately mitigated
' '	capacity?	garea
	oup areny r	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	608m ACF from centre of site to Linton
		Infants School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Linton
		Village College.
TRANSPORT		
	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
1	the site?	high cycle accident rate to access local
LIODT	lo though Link	facilities/school. Poor quality off road path. RED = Service does not meet the
	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	CIVELIV = Ocolo 10 13 Holli 4 Cilicila below
	been developed to	Total score of 16.
	consider access to	1 3141 33313 31 131
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		127m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		A 24 to 40 minutes (2)
Public		A = 31 to 40 minutes (3)
transport		31 Minutes from Linton to Combridge
journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		S - OKIT to TOKIT (4)
Centre		8.23km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
	from an existing or	
•	proposed train	7,277m ACF from centre of the site to
Station	proposed train	
	station?	Whittlesford Station.

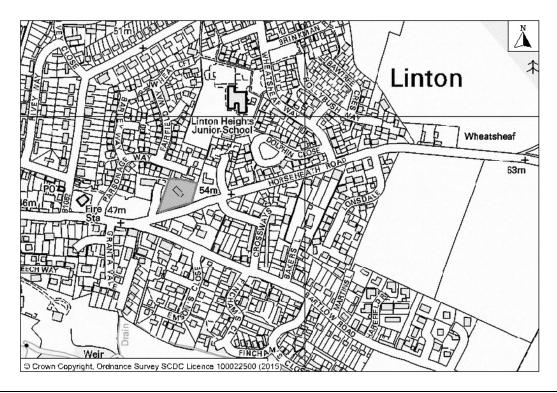
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence
Site reference number(s): SC015

Consultation Reference numbers:
Site name/address: 1 Horseheath Road, Linton

Мар:



Site description: The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.

The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.

The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.

The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.

Current use(s): House and Garden

Proposed use(s): 10-11 houses and flats with associated play area

Site size (ha): South Cambridgeshire: 0.28 ha.

Potential residential capacity: 6 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
		· ·
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor additional road traffic
	receptor or	noise generation impact on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance. Should be possible to
	neighbouring	mitigate.
	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. Site is adjacent to former
		industrial / commercial land. Requires
		assessment. Can be conditioned
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
	I.	Spr. Spriate Staridards and Policitor Control

	1		and a substantial discrete dis
			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of
DIODI\/EDOIT\/			Sustainable Drainage Systems (Suds).
BIODIVERSITY			LODEEN D
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary 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	ERITAGE
Landscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

	1	
	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). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
Townscape	Will it maintain and	AMBER = negative impact on townscape
Townscape	enhance the	character, incapable of mitigation.
		Character, incapable of miligation.
	diversity and	Min or No gotive Imposet (dovelopment
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	an adverse effect on the townscape of
	appropriate design	Linton by intensifying the residential use of
	and scale of	the site with the resultant reduction in the
	development?	current garden setting with a single
		property.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	an past on Croon 2 on parpoots
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Пептауе	•	· · · · · · · · · · · · · · · · · · ·
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) –
	conservation	Adverse effect due to prominence of site
	areas, listed	and loss of significant open green space,
	buildings,	trees and hedged frontage on approach and
	registered parks	in foreground of views of listed buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but the assumption for a neutral
	monuments)?	impact is that it is likely appropriate
	monuments):	mitigation can be achieved through the
		development process.
CLIMATE CHA	NGE	development process.
		 AMPED - Standard requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
F	energy resources?	ODEEN EL LE
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
1 - 31	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided eriolic
	accessible oher	

	T 0	
	space?	Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	рине на применения в применения
Facilities	sports facilities?	1.0km ACF from centre of the site to Linton
1 dollitics	aports racinties:	Recreation Ground.
Distance: Dlay	Llow for in the	
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton 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	G = <400m
		G = <400111
District or	from the nearest	000 405 ((11: 1.0) () ()
Local Centre	District or Local	368m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	467m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitics	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	
	•	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	·	create a new community.
Communities	the site integrate	oreate a new community.
	with existing	
FOONOTO	communities?	
ECONOMY	D1111	AMPED Macadistra P. C. d. 4007
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Combridge)	pookoto of income	most deprived Super Output Areas within
(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?	00000
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
' '	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
		Village College.
	<u>I</u>	

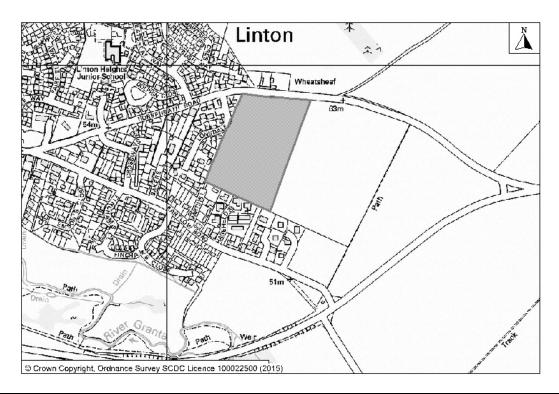
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 16.
Distance: bus stop / rail station	Tour emena serew.	GG = Within 400m (6) 160m ACF from the centre of the site to the
Frequency of Public		nearest bus stop. A = 30 minute frequency (3)
Transport		30 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.81km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,335m 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 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	Minor Rural Centre
Site reference number(s): SC032	

Consultation Reference numbers:

Site name/address: Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)

Мар:



Site description: The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.

It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): 160 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha.

Potential residential capacity: 89 dwellings (30 dph)

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

	Thout or direct	
	best and most	
	versatile	
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	
	reserves?	
POLLUTION	T.M. 1.1.(1	LODEEN M
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
4.0144	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	
D " "	A14?	AMPER
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Development commetible with a simble coning
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Likely to be traffic
	neighbouring	noise from A1307 since it adjacent to the
	uses)?	southern boundary of the site. The impact of
		existing noise on any future residential in
		this area is a material consideration in terms
		of health and well-being and providing a
		high quality living environment. Should be
0 (1 1 1	la thanananan lala	possible to mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
\\/-t-"	the site?	ODEEN No import / Complete of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development unlikely to effect water 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
		impact on groundwater, e.g. as part of
PIODIVED SITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN - Door not contain is not adjacent
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

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	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
	dovelopment:		achieved through the development process.
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		
I la vita a a	purposes?		ODEEN. Cita dans not contain an adiain
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,		Newton Francis () C () C ()
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Prominent site on approach to modern part
	conservation		of village. Archaeological potential will
	areas, listed		require further information but the
	buildings,		assumption for a neutral impact is that it is
	registered parks		likely appropriate mitigation can be
	and gardens and		achieved through the development process.
	scheduled		
	monuments)?		
CLIMATE CHAI	_	ı	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	<u> </u>	The state of the s
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		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.5km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		1,449m 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.
L			

_	<u></u>	
	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	813m ACF to the High Street - location
	centre?	chosen as representation of central point of
	CONT.	these services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = 2000111
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	916m 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
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
Lata was Cara	I I a II I al the a	development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	.	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	-	• •
	shopping	vitality and viability of existing centres.

	hi a wa wa la c	
	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	4.9km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development
Litilities	employment land?	AMPED - Cignificant ungrades likely to be
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
Education	infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
	japasity.	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	405m ACF from centre of site to Linton
Distant	11	Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.5km ACF from centre of site to Linton Village College.
TRANSPORT	l	villago collogo.
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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport,	GREEN = Score 15-19 from 4 criteria below Total score of 16.
	and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		272m ACF from the centre of the site to the nearest bus stop (13/A/B/X13).
Frequency of Public		A = 30 minute frequency (3)
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.91km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,782m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	UPDATE: Score changed from Green to Red to reflect Highways Authority's concerns with regards to the accident record of the A1307.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

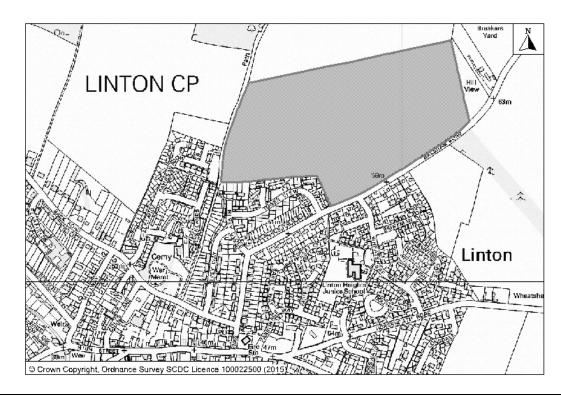
Development Sequence

Minor Rural Centre

Site reference number(s): SC101
Consultation Reference numbers:

Site name/address: Land to the east of Linton (to the north of Tower View and Balsham Road), Linton

Map:



Site description: The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.

The site itself consists of an arable field.

Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space

Site size (ha): South Cambridgeshire: 18.16 ha.

Potential residential capacity: 272 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

	T		
	development make		
	use of previously		
	developed		
A	land?		ODEEN N
Agricultural	Would		GREEN = Neutral. Development would not
Land	development lead		affect grade 1 and 2 land.
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION		•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
—	A14?		11175
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		To the Foot of site approximately 50m avery
	problems if the site		To the East of site approximately 50m away
	is developed, as a		is a Scrapyard at Hill View, Balsham Road.
	receptor or		Therefore those parts of the site closest to
	generator		this will create significant negative impacts
	(including		which are incapable of mitigation. However
	compatibility with		this is a large site and mitigation would be
	neighbouring		possible on the majority of the site.
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
	life Site:		proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			benefits subject to appropriate mitigation)
			This site is adjacent to a scrapyard and
			there appears to be some overspill close to
			the site boundary that may have
			contaminated land. Unlikely to be an issue
			but should more evidence come to light
			could be conditioned. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	p 000.0.0		

	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	•	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HE	
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) - the site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
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)?		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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable		renewables would apply
	energy resources?		Teriewabies 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 HEAL	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:	How far is the		AMBER = 1-3km
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP service?		781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the
lata a C	11	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?	Limited scope to integrate a much smaller
E00NOMY		part of the site, closest to the road frontage.
ECONOMY	ID '' 11	ANADED NI ('II')
Deprivation (O-restricted)	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
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and viability of oxiothing control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
Liche	employment land?	AMPED OF W
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	Major utilities Infrastructure impressions and
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed. There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	DIOAUDAIIU!	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		remorement. As the proposed site is 101

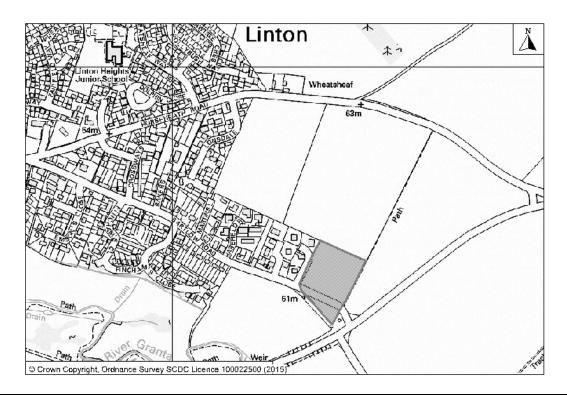
		4 450 1 111 411
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	404m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Linton
0011001	00110011	Village College.
TRANSPORT	l	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyole Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	
HQPT	la thara High	facilities/school. Poor quality off road path. RED = Service does not meet the
ПОРТ	Is there High	
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
0 1 1 1	of site)?	AMPER O 40.447 4 '' ' I I
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total acous of 40
Score (SCDC)	been developed to	Total score of 13.
1	I	
	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	
Distance: bus	and quality of public transport, and cycling. Scores determined by the	A = Within 800m (3)
Distance: bus stop / rail	and quality of public transport, and cycling. Scores determined by the	()
Distance: bus	and quality of public transport, and cycling. Scores determined by the	A = Within 800m (3) 668m ACF from the centre of the site to the
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station Frequency of Public	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop.
Distance: bus stop / rail station Frequency of Public Transport	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3)
Distance: bus stop / rail station Frequency of Public Transport Public	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4)
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for	and quality of public transport, and cycling. Scores determined by the	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:	and quality of public transport, and cycling. Scores determined by the four criteria below. How far is the site	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to
Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	and quality of public transport, and cycling. Scores determined by the four criteria below.	668m ACF from the centre of the site to the nearest bus stop. A = 30 minute frequency (3) A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge. G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.

	station?	Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC102	
Consultation Reference numbers:	

Site name/address: Land to the east of Linton (Bartlow Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.

The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.

The section south of the road is an area of scrubland created when the Bartlow Road was realigned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.

It is adjoining Site 199 and Site 104, and is part of a larger Site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 235-350 dwellings with public open space (Combined total for two submitted sites – Site 101)

Site size (ha): South Cambridgeshire: 1.42 ha.

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
Agricultural	land? Would	GREEN = Neutral. Development would not
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	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. Likely to be traffic noise from A1307 since it is so close to site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,		,
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	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

Townscape	character? Will it maintain and	negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village. GREEN = No impact (generally compatible,
Townscape	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?	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	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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). 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	acineved an eagit are development proceed.
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	samot so appropriatory additions.
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

	1	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.7km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,692m ACF from centre of the site to
_	teenagers?	Linton 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	
Local Centre	District or Local	992m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	4.400 4.05 () () () () ()
	centre or GP	1,108m ACF from centre of site to Linton
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No 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
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Possible
	GOLIVILIOS:	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	oneding communities
	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
(23	and employment	Cambridge according to the Index of
L		

	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Channing			CDEEN No offeet or would curport 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		RED = >3km
Accessibility	nearest main		
710000015111119	employment		5.2km ACF from centre of site to South
	centre?		Cambridgeshire 017C (Granta Park)
Employment			
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		gao
	infrastructure,		Major 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
			sewage network is approaching capacity.
		the state of the s	
1			The demand for electricity from the
			The demand for electricity from the
			The demand for electricity from the development is likely to trigger local 11,000
Education	Is there sufficient		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
Education Capacity	Is there sufficient		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient,
Education Capacity	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
			The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Capacity	education capacity?		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
	education		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately
Capacity	education capacity?		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Capacity Distance:	education capacity? How far is the		The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Capacity Distance: Primary	education capacity? How far is the nearest primary		The demand for electricity from the development is likely to trigger local 11,000 volt 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: Primary	education capacity? How far is the nearest primary		The demand for electricity from the development is likely to trigger local 11,000 volt 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 683m ACF from centre of site to Linton
Distance: Primary School	education capacity? How far is the nearest primary school?		The demand for electricity from the development is likely to trigger local 11,000 volt 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 683m ACF from centre of site to Linton Heights Junior School

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT	<u>l</u>	t mage conego.
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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 16.
Distance: bus stop / rail station		GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Information

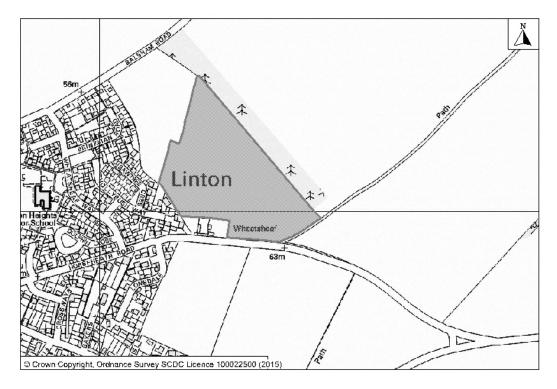
Development Sequence
Site reference number(s): SC103

Minor Rural Centre

Consultation Reference numbers:

Site name/address: Land to the east of Linton (land north of Horseheath Road), Linton

Мар:



Site description: The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.

The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.

The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.

Current use(s): Agricultural

Proposed use(s): Approximately 80-130 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.53 ha.

Potential residential capacity: 147 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL

Agricultural Land Minerals	development make use of previously developed land? Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of	GREEN = Neutral. Development would not affect grade 1 and 2 land. GREEN = Site is not within an allocated or safeguarded area.
	economic mineral reserves?	
POLLUTION	10301703:	
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 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, e.g. as part of

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

Townscape Will it maintain and enhance the 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 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)? ECLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it support the use of renewables Will it support the use of renewable energy resources? Will it support the use of renewable energy resources? Will it increase the quantity and quality of publically accessible open			
Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through and scale of development? Green Belt What effect would the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? For the promise of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to listed buildings, Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation or an easure would be achieved through the development process. For the development of the site on signes 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)? For the promise of the village towards the slopes of Rivey Hill, in views in vista along High Street and as backdrop to listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Flood Risk Is site at flood risk? GREEN = No impact (generally compatible, or capable of being made compatible, with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible, or publical or neutral impact induct that appropriate measure would be achieved through the development process. Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality or publically or public			· · · · · · · · · · · · · · · · · · ·
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Flood Zone 1 and no drainage issues that cannot be appropriately addressed HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	Flood Risk		GREEN - Flood Zone 1 / low risk
cannot be appropriately addressed	I lood INISK	is site at flood lisk!	ORELIV - Flood Zolic 17 low lisk.
cannot be appropriately addressed			Flood Zone 1 and no drainage issues that
Open Space Will it increase the quantity and quality of publically GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite			_
quantity and quality of publically provision to adopted plan standards is provided onsite	HUMAN HEALT	TH AND WELL BEING	
of publically provided onsite	Open Space	Will it increase the	GREEN = Assumes minimum on-site
		quantity and quality	provision to adopted plan standards is
accessible open		of publically	provided onsite
		accessible open	

	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	7 WIDER - 1 OKIII
Facilities	sports facilities?	1.5km ACF from centre of the site to Linton
1 dominoo	oporto raominos:	Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	112B = 2000III
	for children and	1,559m ACF from centre of the site to
	teenagers?	Linton 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	
Local Centre	District or Local	930m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,007m ACF from centre of site to Linton
Vav. Lagal	service?	Health 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
	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	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
ECONOMY Deprivation	Doos it address	 AMRED - Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(0 1 1 1	T	
(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
5	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?	or morado rotan, omoco, or icioale uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
, woodsibility	employment	Cambridgeshire 017C (Granta Park)
	centre?	Camonageoniie 0170 (Olalia Falk)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	io ioi ompioyment development
	employment land,	
	or deliver new	
I Hilitiaa	employment land?	AMPED - Cignificant un arades Black 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	Minor Hallaine Information
	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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
T	capacity?	The state of the s
	,	School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
2011001	33.1001.	Heights Junior School
	<u>.l</u>	rioignio dunioi dondoi

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A = 1 to o kin
School	school?	1.6km ACF from centre of site to Linton Village College.
TRANSPORT		Village College.
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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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 14.
Distance: bus	Tour omena serem	G = Within 600m (4)
stop / rail station		525m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.22km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,850m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.

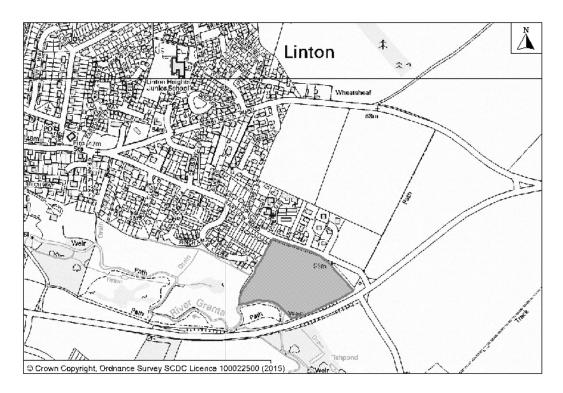
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC104	

Consultation Reference numbers:

Site name/address: Land to the east of Linton – South of Bartlow Road.

Мар:



Site description: The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.

The site is an arable field sloping down into the valley of the river towards the A1307.

The site is adjacent to Site 102 and part of a larger site 120.

Current use(s): Agricultural

Proposed use(s): Approximately 45-70 dwellings with open space

Site size (ha): South Cambridgeshire: 3.68ha.

Potential residential capacity: 83 dwellings (30 dph)

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

	developed	
	land?	
Agricultural Land	Would development lead to the loss of the best and most versatile	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	agricultural land? 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 - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
POLLUTION	<u> </u>	Carra arra graven
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
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 impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
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.				
BIODIVERSITY Designated Sites Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated fargementation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity between green infrastructure) TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure AMBER = No significant opportunities or loss of existing geatures retained, or appropriate mitigation measures would be achieved through the development infrastructure? AMBER = No significant opportunities or loss of existing geatures retained, or appropriate mitigation measures would be achieved through the development process. 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. Biodiversity 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. GREEN = Site does not contain or adjoin any protected trees OREEN = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.				
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Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.				
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.				
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that appropriate design and mitigation measures would be achieved through the development process.				
measures would be achieved through the development process.		infrastructure?		
development process.				
				_
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
	LANDSCAPE, 7	FOWNSCAPE AND C	ULTURAL HI	ERITAGE

1	MAZIII is was a basta i	ANADED manative laws at a 1
Landscape	Will it maintain and	AMBER = negative impact on landscape
	enhance the	character, incapable of mitigation.
	diversity and distinctiveness of	Minor Negative Impact (Development
		Minor Negative Impact (Development conflicts with landscape character, minor
	landscape character?	negative impacts incapable of mitigation) -
	Character:	Development of this site would have an
		adverse effect on the landscape setting of
		Linton because the site is located in a
		prominent position on an exposed edge
		visible in the wider countryside.
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	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	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
	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	Cignificant Negative Impact on historia
	(including	'Significant Negative Impact on historic
	conservation	assets (incapable of satisfactory mitigation)
	areas, listed buildings,	- Adverse effect on setting of Conservation Area due to the prominence of the site
	registered parks	across the valley and on approach to Linton.
	and gardens and	Major adverse effect on countryside setting
	scheduled	of Barham Hall (Grade II*). Archaeological
	monuments)?	potential will require further information but
	monumenta)!	the assumption for a neutral impact is that it
		is likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA	NGE	action and agriculture development process.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	energy resources? Is site at flood risk?	 GREEN = Flood Zone 1 / low risk
Flood Risk		 GREEN = Flood Zone 1 / low risk
Flood Risk		GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However
Flood Risk		
Flood Risk		Majority of site Flood Zone 1. However
Flood Risk		Majority of site Flood Zone 1. However slightly less than a quarter of southwestern

		appropriately addressed
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 870m ACF to the High Street - location chosen as representation of central point of these 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 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the
Integration with Existing	How well would the development on	development. AMBER = Adequate scope for integration with existing communities

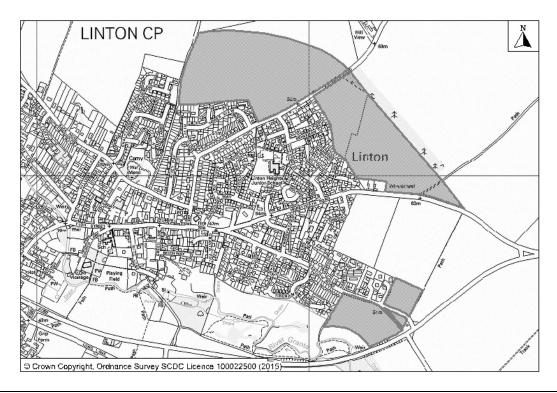
Communities	the site integrate with existing	Soons to integrate part of the site people
	communities?	Scope to integrate part of the site nearest
ECONOMY	communities?	the existing built-up area.
Deprivation (Cambridge)	Does it address pockets of income and employment	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	Multiple Deprivation 2010.
	development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main	RED = >3km
Accessionity	employment centre?	5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	services and infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites
		within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt 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:	How far is the	A = 400 - 800m
Primary	nearest primary	7 100 000111
School	school?	646m ACF from centre of site to Linton
3011301	00110011	Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	71 - 1 to 0 km
School	school?	1.6km ACF from centre of site to Linton
00.1001	30113011	Village College.
TRANSPORT		- 9 9-
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance by	four criteria below.	00 William 400 (0)
Distance: bus		GG = Within 400m (6)
stop / rail station		93m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		A = 30 minute frequency (3)
Transport		
Public		A = 31 to 40 minutes (3)
transport		(0)
journey time to		31 Minutes from Linton to Cambridge.
City Centre		3
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.60km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,786m ACF from centre of the site to
	station?	Whittlesford 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.
		Highway Authority has severe concerns with

		regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC318		
Consultation Reference numbers:		
Site name/address: Land to the east of Linton		

Мар:



Site description: The site is on the north and eastern edge of Linton and is made up of a number of arable fields that wrap around the built edge of the village:

- North of Balsham Road an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.
- South of Balsham Road / North of Horseheath Road two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary
- Bartlow Road a field north of the road with housing to the west. Hedges enclosing whole site
- Bartlow Road a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.

Note: Previously submitted as part of larger SHLAA site 120.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 27.95 ha.

Potential residential capacity: 420 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 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. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION	March d	LODGEN Mining I
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 impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
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	GREEN = No impact / Capable of full mitigation

	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	•	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation

			measures would be achieved through the
LANDSCAPE	TOWNSCAPE AND C	II TURAL HI	development process.
Landscape	Will it maintain and	JET UKAL III	RED = Significant negative impact on
	enhance the diversity and		landscape character, no satisfactory mitigation measures possible.
	distinctiveness of landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
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?		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. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.
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		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
CLIMATE OU	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. 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. (Update to reflect significant impact identified in SHLAA)
CLIMATE CHA			LAMBED OF LA
Renewables	Will it support the		AMBER = Standard requirements for

	use of renewable		renewables would apply
	energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Majority of very large site is in Flood Zone 1 with a very small part within Flood Zones 2 and 3 however 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
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
			Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,673m ACF from centre of the site to
			Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 867m from nearest centre ACF (Linton, High Street)
			UPDATE: text amended to correct reference to Linton High Street rather than Cottenham High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		R = >800m 1,101m ACF from centre of site to Linton

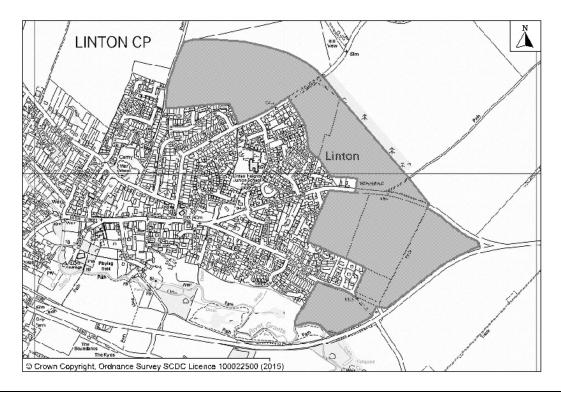
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	Proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovelopment.
	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 dominos	engagement in	replacement / appropriate mitigation
	community	possible
	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
Communics	with existing	separated by hon-residential land uses
	communities?	The large scale of the site is difficult to
	Communities:	integrate without significant impacts.
ECONOMY		integrate without significant impacts.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(00	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	5.0km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta 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	
	2. 3.3 1.311	

	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	miligation
		Major utilitias Infrastrustura imperavoramenta
	infrastructure,	Major 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
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	11 1 7 9
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	530m ACF from centre of site to Linton
Conoci	00110011	Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	7 = 1 to 5 km
School	school?	1.7km ACF from centre of site to Linton
Octiool	3011001:	Village College.
TRANSPORT		· mage conege:
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	7DER - SSOIS IS 14 HOIL 4 CHICHA DEIGW
Score (SCDC)	been developed to	Total Score of 14
	consider access to	TOTAL OCCITE OF 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Diotopos bus	four criteria below.	C Within 600m (4)
Distance: bus		G = Within 600m (4)
stop / rail		LIDDATE, acord share and from Arch and
station		UPDATE: score changed from Amber to

	ı	
		Green
		470m to nearest bus stop ACF (Linton,
		Bartlow Road) (Updated text to correct)
Frequency of		A = 30 minute frequency (3)
Public		,
Transport		30 minute service
		UPDATE: score changed from 20 minute to
		30 minute frequency
Public		A = 31 to 40 minutes (3)
transport		
journey time to		40 Minutes (Linton, Bartlow Road to
City Centre		Cambridge, Emmanuel Street)
		LIDDATE, to compet tout but no observe to
		UPDATE: to correct text, but no change to
Distance for		Score.
cycling to City		G = 5km to 10km (4)
Centre		9.17km ACF to Saffron Walden
Centre		9.17km ACF to Samon Walden
		UPDATE: text changed from Cambridge to
		Saffron Walden as the nearest market town,
		but no change to score
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,966m ACF from centre of the site to
	station?	Whittlesford 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.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
Non Osi	MUL it manufacture the	completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC 120	
Consultation Reference numbers:	
Site name/address: Land to the east of Linto	n

Мар:



Site description: The site is on the north and eastern edge of Linton and is made up of eight arable fields that wrap around the built edge of the village

- North of Balsham Road an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.
- South of Balsham Road / North of Horseheath Road two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary
- South of Horseheath Road two fields with housing to the west and south. Enclosed by hedges.
- Adjacent to A1307 a field east of the main road, south of Horseheath Road.
- Bartlow Road a field north of the road with housing to the west. Hedges enclosing whole site
- Bartlow Road a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.

The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.

Current use(s): Agriculture

Proposed use(s): Residential and open space

Site size (ha): South Cambridgeshire: 46.05 ha.

Potential residential capacity: 691 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 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. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION		omegamanig anearies construires groven
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
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 impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination

	the site?	
Water	Will it protect and where possible	GREEN = No impact / Capable of full mitigation
	enhance the quality of the water environment?	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, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		GPEEN - Doos not contain is not adjacent
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	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, through delivery of	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to	Neutral impact (existing features retained,

	green		or appropriate mitigation possible).
	infrastructure?		or appropriate magation possible).
			Assumptions for a neutral impact include that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HE	
Landscape	Will it maintain and enhance the		RED = Significant negative impact on landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). This is a very large site and the
			fields that make up this site are all on the
			edge of the village - many in locations
			where development would have significant impacts on the views from the historic
			centre and long views across the village.
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		No. 12 Control of the
	character, including		Neutral impact (generally compatible, or
	through appropriate design		capable of being made compatible with local 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.
			Some limited development along some
			edge of site could result in opportunity to
One on Delt	Most offert would		improve existing harsh edge to village.
Green Belt	What effect would the development of		GREEN = No impact or Minor positive impact on Green Belt purposes
	this site have on		impact on Green Belt purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation).
	conservation		Development of site would impact on views
	areas, listed		from historic centre and ones across the
	buildings,		village thereby affecting setting of
	registered parks		Conservation Area and numerous listed
	and gardens and		buildings. Archaeological potential will
	scheduled		require further information but the
	monuments)?		assumption for a neutral impact is that it is likely appropriate mitigation can be
	1		incery appropriate minigation 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
			Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
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:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1,608m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		954m ACF to the High Street - location chosen as representation of central point of these 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		R = >800m 1,041m ACF from centre of site to Linton
Manul!	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or

Cocilities	audity and range		actiofactory mitigation areas and				
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,		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?		F				
			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?		The extensive scale of the site is out of				
			proportion to the existing settlement and				
			difficult to integrate.				
	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						
Shopping	Cambridge? Will it protect the		GREEN = No effect or would support the				
Shopping	shopping		vitality and viability of existing centres.				
	hierarchy,		Thanky 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?						
Employment -	How far is the		RED = >3km				
Accessibility	nearest main		-				
	employment		4.9km ACF from centre of site to South				
	centre?		Cambridgeshire 017C (Granta 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 level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	461m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.7km ACF from centre of site to Linton
School	SCHOOL:	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)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
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		G = Within 600m (4) 473m ACF from the centre of the site to the nearest bus stop.

Frequency of Public		A = 30 minute frequency (3)
Transport		
Public		A = 31 to 40 minutes (3)
transport		· ,
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.14km ACF from the centre of the site to
Distance	I lavo famila da alta	Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	8,901m ACF from centre of the site to
Station	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity / access.
7.00000	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	3
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	AMBEN - No Impuoto
. comuo	safer for public	
	transport, walking	
	or cycling facilities?	