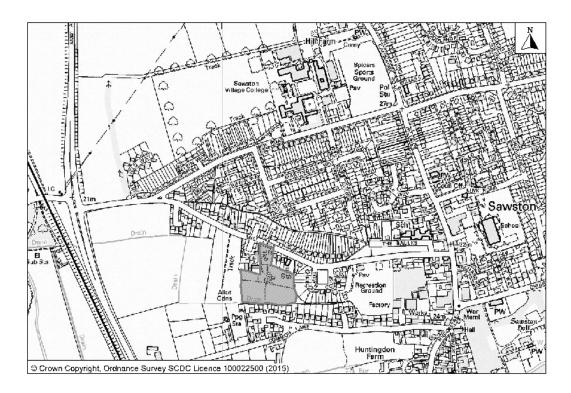
Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC116			
Consultation Reference numbers: 11 (I&O 2012)			

## Мар:



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

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

Proposed use(s): Residential / live work units

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

Potential residential capacity: 32 dwellings (30 dph net)

Site name/address: Land Rear of 41 Mill Lane, Sawston

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

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

	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		TPOs to western, northern and eastern
	Preservation Order		boundaries and on access into site in the
	(TPO)?		ownership of 47 Mill Lane potential to be
			compromised. Trees around the boundary
			of the site will need to be retained using
			current best practice and guidance unless
			detailed tree surveys prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	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 of
			Sawston by introducing built development
			into a small enclosed field visible from a
			path on the eastern boundary and adjoining
			residential.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	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 landscape setting of
	and scale of		Sawston by introducing built development
	development?		into a small enclosed field visible from the
			west. Within setting of 28 Mill Lane (LB
			Grade II). Some adverse effect due to loss
			of openness and rural approach to this part
			of the village. The site is located in a
			historically sensitive part of the village and
			would have an adverse impact on the
			setting of historic features.
Green Belt	What effect would		GREEN = No impact or Minor positive
Orcen ben	the development of		impact on Green Belt purposes
	this site have on		Impact on Green Belt purposes
	Green Belt		
Heritage	purposes? Will it protect or		RED = Site contains, is adjacent to, or
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 cultural interest		mitigation
			Significant Negative Impact on historia
	(including conservation		Significant Negative Impact on historic
			Assets (incapable of satisfactory mitigation)
	areas, listed		- Within setting of 28 Mill Lane (LB Grade
	buildings,		II). Adverse effect due to loss of trees at
	registered parks		entrance on approach to LB, loss of
	and gardens and		openness and rural setting. The site is
	scheduled		located to the east of the nationally
OLIMATE OLIM	monuments)?		important Iron Age ringwork Borough Hill.
CLIMATE CHA	1		LAMBED OF L. I. I. I. I.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
E	energy resources?		AMBED 51 17 27 11
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zono 2 drainaga issues sanable of
			Flood Zone 2, drainage issues capable of
HIIMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	being appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		provided drisite.
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		OREEN - CHAIT OF ORBITO PROVISION
Facilities	sports facilities?		0.3km ACF from centre of the site to
i domines			Sawston Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Citable 4 100m of offsite provision
i dominos	Thousast play space		

	T		[	
	for children and		295m ACF from centre of the site to	
	teenagers?		Sawston Recreation Ground.	
Gypsy &	Will it provide for		AMBER = No Impact	
Traveller	the			
	accommodation		No effect on pitch or plot provision.	
	needs of Gypsies		·	
	and Travellers and			
	Travelling			
	Showpeople?			
Distance:	How far is the site		A = 400 - 800m	
District or	from the nearest		A = 400 - 000111	
Local Centre	District or Local		517m ACF from the centre of the site	
Local Certife				
	centre?		Sawston High Street -a cluster of services	
D:			and facilities within the village.	
Distance: City	How far is the site		R = >800m	
Centre	from edge of			
	defined Cambridge			
	City Centre?			
Distance: GP	How far is the		R = 800m	
Service	nearest health			
	centre or GP		919m 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,		development.	
	post offices, pubs			
	etc?)			
Community	Will it encourage		GREEN = Development would not lead to	
Facilities	and enable			
raciiilles			the loss of any community facilities or	
	engagement in		replacement /appropriate mitigation	
	community		possible.	
	activities?		A1 6 1900 1 6 1 1 6 1900	
			No facilities lost, and no new facilities	
			proposed directly as a result of the	
			development.	
Integration	How well would the		AMBER = Adequate scope for integration	
with Existing	development on		with existing communities	
Communities	the site integrate			
	with existing			
	communities?			
ECONOMY				
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%	
(Cambridge)	pockets of income		most deprived Super Output Areas within	
] ,	and employment		Cambridge according to the Index of	
	deprivation		Multiple Deprivation 2010.	
	particularly in			
	Abbey Ward and			
	Kings Hedges?			
	Would allocation			
	result in			

	development in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W. C. LL. C.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.8km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises. Promoters
	employment land?	proposes Residential / live work units.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
2 3 5 3 5 1.7	capacity?	
	Japani, i	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 700 - 000III
School	school?	639m ACF from centre of site to Bellbird
3011001	3011001 !	
Distance:	How far is the	Primary School, Sawston. G = Within 1km (or site large enough to
		` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `
Secondary	nearest secondary	provide new)
School	school?	O Glam ACE from control of site to Country
		0.6km ACF from centre of site to Sawston
TDANCDODT		Village College.
TRANSPORT	10/l ( )	DED. No seeding 11
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

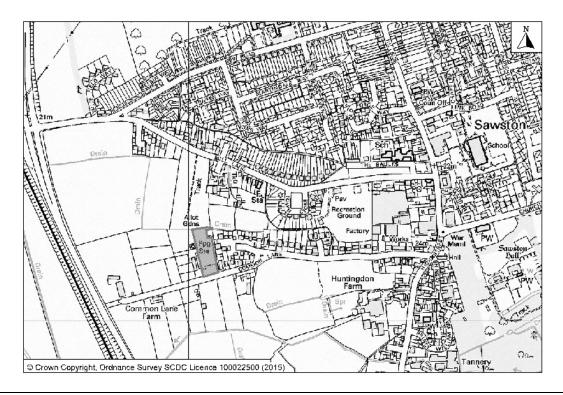
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	ONEEN = Ocore 13-13 hom + chena below
Score (SCDC)	been developed to	Total score of 15.
Score (SCDC)	consider access to	Total Score of 15.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		513m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		. ,
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		( )
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		0 = 5km to 15km (+)
Centre		9.71km ACF from the centre of the site to
Centre		Cambridge Market.
Distance	Hamie the eite	· ·
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.070 4.05 (
Station	proposed train	2,079m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	<u>'</u>
	safer for public	
	transport, walking	
	or cycling facilities?	
	i c. cyching racintico.	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC023	

Consultation Reference numbers: 12 (I&O 2012)

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

Map:



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

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

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

Site size (ha): South Cambridgeshire: 0.5 hectares

Potential residential capacity: 14 dwellings (30 dph)

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

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Sewage Pumping Station nearby to north east corner, so there may be a cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment - moderate risk.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation  Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Possible storage of unknown materials in south of site and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures.  Assumptions for a neutral impact are that

	T		
			appropriate standards and pollution control
			measures will achieved through the
			development process and will mitigate any
BIODIVERSITY	,		impact on groundwater.
	T		CDEEN Door not contain is not adiscont
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		
Biodiversity	sites) Would		AMBER = Development would have a
Pioniversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Imitigation
	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		domeved imedgir the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		TPO to north-western corner of the site.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
·	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Missan Nie weither I. (75)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor

Towns	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.
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.
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?		AMBER = Flood Zone 2 / medium risk  Flood Zone 2, drainage issues capable of being appropriately addressed.
HUMAN HEALT	TH 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  Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.4km ACF from centre of the site to

		Sawston Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	AMDEN - 400 -000III
i aciiiles	for children and	411m ACF from centre of the site to
		Sawston Recreation Ground.
Cynny	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	No offect on nitch or plat provision
		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		A = 400 - 800m
	from the nearest	COCyc ACE from the country of the cite
Local Centre	District or Local	626m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
Distance City	Llavy famila tha aita	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: 4 OD	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	004 4054 4 4 4 4 4
	centre or GP	891m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	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	
0 ''t	etc?)	ODEEN Development would not be also
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	<b>N</b>
		No facilities lost, and no new facilities
		proposed directly as a result of the
lata arra Ca	Hammer III	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
E00NCIN	communities?	
ECONOMY	D 20 11	ANDED Notice P. 11 d. 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

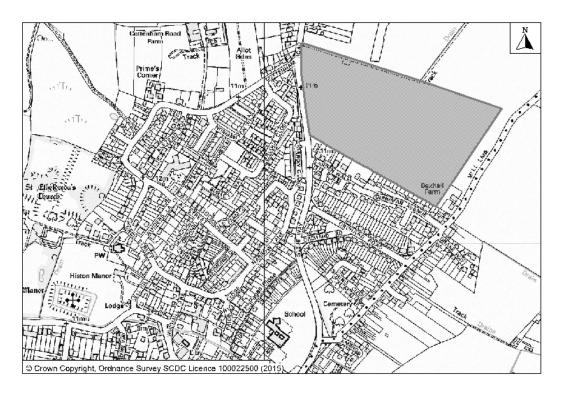
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	761m ACF from centre of site to Bellbird
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.7km ACF from centre of site to Sawston

		Village College.
TRANSPORT	<u> </u>	i 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)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria  Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 611m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport Public transport journey time to		G = 20 minute frequency (4)  20 minute service to Cambridge.  A = 31 to 40 minutes (3)  39 Minutes from Sawston to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City Centre		9.79km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m  1,979m 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

Site Information				
Development Sequence	Rural Centre			
Site reference number(s): SC133				
Consultation Reference numbers: 13 (I&O 2012)				

Site name/address: Land at Buxhall Farm, Glebe Way, Histon

Мар:



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

Current use(s): Agricultural

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

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

Potential residential capacity: 187 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the	RED = Significant loss (20 ha or more) of grades 1 and 2 land

	T	I
	best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
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	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts
	impact/worsening of air quality?	Development could impact on air quality, with minor negative impacts incapable of mitigation. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
AQMA	Is the site within or 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. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for	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

	noturo		graananaa Na ay naglinihla issa sata
	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 imodgii ino dovolopinioni processi.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	_		any protected frees
	adjacent protected by a Tree		
	Preservation Order		
Green	(TPO)?		AMPER – No significant apportunities or
Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or
IIIIIasiiuciuie			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Assumentions for a residual insurant include
	and access to		Assumptions for a neutral impact include
	green		that appropriate design and mitigation
	infrastructure?		measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		An Ar an area area.
	distinctiveness of		Minor Negative Impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			There is a clear edge to the built up part of
			the village in this location. North of the site
			the village becomes more sporadic and
			takes on a rural character, comprising linear
			development in long plots. The site is very
			open to long views to the north and east.
			Development in this location would have a
			detrimental impact on the rural character.
Townscape	Will it maintain and		AMBER = negative impact on townscape
r -	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) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible).  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km  1.7km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space	AMBER = 400 -800m

	T	1	
	for children and		732m ACF from centre of the site to The
	teenagers?		Village Green, Histon.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		·
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		K = 2000III
			OCO - ACE to a point on High Ctroot which
Local Centre	District or Local		860m ACF to a point on High Street which
	centre?		is surrounded by a large number of services
			and facilities.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		1,442m ACF from centre of site to The
	service?		Surgery, Histon.
Key Local	Will it improve		GREEN = New local facilities or improved
Facilities	quality and range		existing facilities are proposed of significant
i aciiiles	of key local		benefit
	1		Derient
	services and		Now to cilities or improved evicting to cilities
	facilities including		New facilities or improved existing facilities
	health, education		are proposed of minor benefit. Promoter
	and leisure (shops,		proposes residential-led mixed use
	post offices, pubs		development with a range of non-residential
	etc?)		uses including employment, retail,
			commercial uses and community uses that
			compliment the scale of residential
			development proposed whilst also serving
			the existing local community.
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement /appropriate mitigation
	community		possible.
	activities?		F 6 6 6 1 6 1 6 1 6 1 6 1 6 1 6 1 6 1 6
			New local community / village hall or
			improved existing facility is proposed of
			'
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			l · · · · · · · · · · · · · · · · · · ·
Integration	How well would the		AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities			
Communities	the site integrate		
Integration	How well would the		minor benefit (and is viable and sustainable). Promoter proposes residentialled mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community.

	communities?	
ECONOMY	John Marines:	<u> </u>
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The assumption is that any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  1.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development  Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.

		Insufficient primary and secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 600m
School	school?	691m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Impington Village College.
TRANSPORT		 
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: .	four criteria below.	00 Will 100 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		307m ACF from the centre of the site to the
station		
		nearest bus stop (X8).
		348m ACF from the centre of the site to the
		nearest bus stop (Citi 8).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		X8 service provides 1 bus Monday to
-		Friday.
		Citi 8 provides a 20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		X8 - 27 Minutes from Histon to Cambridge.
City Centre		
		Citi 8 - 23 Minutes from Histon to
		Cambridge.
Distance for		G = 5km to 10km (4)

		[
Centre		5.88km 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	5,706m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on to Glebe Way would be acceptable to the
		Highway Authority and the proposed site is
		acceptable in principle subject to detailed
		design.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

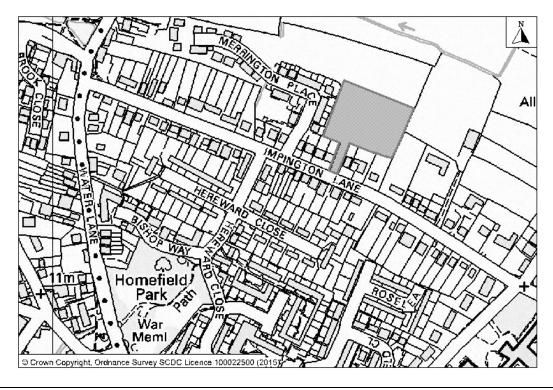
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC112	

Site reference number(s). 30112

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

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

Мар:



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

Note: The site adjoins site 114 to the east.

Current use(s): Redundant horticultural land

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

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

Potential residential capacity: 20 dwellings (30 dph)

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

	best and most	paricultural land (Crades 1 and 2) amall
	versatile	agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Site but all Grade 2.
Minanala	agricultural land?	ODEEN. Cita is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	387 1141	LODGEN ME : 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
A O B 4 A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dellostica	A14?	ODEEN No observe affect
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Development commettel continue tale become
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance
	neighbouring	
Contamination	uses)? Is there possible	AMPER - Site partially within or adjacent to
Contamination	contamination on	AMBER = Site partially within or adjacent to an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	the site!	proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		benefits subject to appropriate mitigation).
		Part of the site was formerly used as a
		nursery and may have contaminated land.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalGI	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GHVIIOHIHEHL!	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Oustainable Drainage Systems (Suus).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
OILES	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
		greenspace. No or negligible impacts
	conservation	

	T		1
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		and the same and the same 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		any proteoted troop
	by a Tree		
	Preservation Order		
_	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Assumptions for a neutral impact are that
	green		existing features that warrant retention can
	infrastructure?		be retained or appropriate mitigation will be
-			achieved through the development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields.
			Development of this site would lose the soft
			village edge, pastoral and rural in character,
			between the built development and larger
			agricultural landscape, in an area of
			prominent landscape.
Townscape	Will it maintain and		AMBER = negative impact on townscape
Tomicoapo	enhance the		character, incapable of mitigation.
	3.11101100 1110		character, modpaste of finingation.

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	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. significant opportunities for townscape enhancement
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). The site forms an important part of the setting of two Conservation Areas, but it may be possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	achieved through the development process.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk  Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.  UPDATE 2016: The whole of the site allocated within the Submission Local Plan (as shown on the map) is located within Flood Zone 1. The promoter submitted a larger site, which included land to the rear of Merrington Place, part of which is within Flood Zones 2 and 3.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

accessible open space?  Development would create minor opportunities for new public open space as the promoter proposes provision of open space as the promoter proposes provision of open space as the promoter proposes provision of open space as part of the development.  Distance: Distance: Play Facilities  Distance: Play How far is the nearest play space for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Traveller show proposed and Traveller show provision on the earest plistrict or Local Centre  Distance: District or Local centre?  Distance: City Centre  Distance: City Centre?  Distance: GP Service  Poservice: A How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Rey Local Facilities  A = 400 - 800m  Facilities  GREEN = Development would not lead to the loss of any community facilities or the lease of any community facilities or the lease of the lease of any community facilities or the lease of the lease of any community facilities or the lease of the lease of any community facilities or t		-	
Distance: Distance: How far is the nearest outdoor sports facilities Pacilities  Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Distance: Play Facilities  Green = <1 km or onsite provision  O.9km ACF from centre of the site to Histon & Impington Recreation Ground.  Distance: Play Facilities  Distance: Play Facilities  Grypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople?  Distance: District or Local centre?  Distance: City Centre?  Distance: City Centre  Distance: City Centre  Distance: GP Service  Distance: GP Service  Distance: GP Service  Distance: GP Service  Facilities  A = 400 - 800m  A = 400 - 800m  A =		space?	
Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Outdoor sports facilities Distance: District or Local Centre District or Local Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service A = 400 - 800m Facilities  A = 400 - 800m Facilities  R = >800m  R = >			•
Space as part of the development.			
Distance: Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Will it provide for the District or Local Centre  District or Local Centre  Distance: City Centre  Distance: GP Service  A = 400 - 800m  Facilities  A = 400 - 800m  Facilities  A = 800m  Facilities  GREEN = No impact on facilities (or satisfactory mitigation proposed).  Facilities  Facilities  Facilities  A = 800 - 800m  Facilities			
Outdoor Sport Facilities			
Facilities sports facilities?  Distance: Play Facilities nearest play space for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellier show people?  Distance: District or Local Centre District or Centre Cen			GREEN = <1km or onsite provision
Distance: Play Facilities   How far is the nearest play space for children and teenagers?   Ambeta   A	•		
Distance: Play Facilities	Facilities	sports facilities?	
Facilities   nearest play space for children and teenagers?   Will it provide for the accommodation needs of Gypsies and Travellers and Trave			& Impington Recreation Ground.
for children and teenagers?  Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre District or Local Centre  Distance: City Centre?  Distance: City Centre  Distance: GP Service  Post for a go and Taveller and Travelling Showpeople?  Distance: District or Local centre of S87m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities.  R = >800m  A = 400 - 800m  S87m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities.  R = >800m  A = 400 - 800m  A = 400 - 800m  A = 300m  A = 400 - 800m  From edge of defined Cambridge City Centre?  Distance: GP  Service  Distance: GP  Service  A = 400 - 800m  A = 400 - 800m  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  A = 400 - 800m  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  A = 400 - 800m  From edge of defined Cambridge City Centre?  From edge of defined Cambri	Distance: Play	How far is the	GREEN = <400m or onsite provision
teenagers?   Village Green, Histon.	Facilities	nearest play space	
Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travelling Showpeople?   How far is the site from the nearest District or Local centre   District or Local centre?   How far is the site from the nearest District or Local centre?   How far is the site from edge of defined Cambridge City Centre?   How far is the nearest health centre or GP service   How far is the nearest health centre or GP service?   Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)   GREEN = Development would not lead to		for children and	370m ACF from centre of the site to The
Gypsy & Traveller      Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople?     Distance: District or Local centre		teenagers?	Village Green, Histon.
Traveller  the accommodation needs of Gypsies and Travellers and T	Gypsy &	Will it provide for	
needs of Gypsies and Travellers and Travelling Showpeople?  Distance: How far is the site from the nearest District or Local Centre District or Local Centre: R = >800m  The provision of Service Service: A = 400 - 800m  A = 4	• • •	-	'
needs of Gypsies and Travellers and Travelling Showpeople?  Distance: How far is the site from the nearest District or Local Centre District or Local Centre: R = >800m  The provision of Service Service: A = 400 - 800m  A = 4		accommodation	
and Travelling Showpeople?  Distance: District or Local Centre  District or Local centre?  Distance: City Centre  Distance: City Centre?  Distance: GP Service  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  A = 400 - 800m  A = 400 - 800m  R = >800m  A = 400 - 800m  A = 400 - 80m			
Travelling Showpeople?  Distance: District or From the nearest District or Local Centre District or Local Centre: District			
Showpeople?   Distance: District or   How far is the site from the nearest   District or Local centre?   S87m ACF to a point on High Street (Histon) which is surrounded by a large number of services and facilities.   R = >800m			
Distance: District or Local Centre District or Local Centre District or Local Centre District or Local Centre? District or Local Centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: GP Service Service and facilities. Service and facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.  Provision of open space as part of the development.  GREEN = Development would not lead to		<u> </u>	
District or Local Centre  District or Local centre?  District or Local centre?  Distance: City Centre  Distance: GP Service  Distance: GP Service  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  Facilities  From the nearest District or Local street (Histon) which is surrounded by a large number of service and facilities.  R = >800m  R = >800m  A = 400 - 800m  A = 400 - 800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.	Distance:		A = 400 - 800m
Local Centre  District or Local centre?  District or Local centre?  Distance: City Centre  Distance: GP Service  Distance: GP Service  Mill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Distance: GP Service  Distance: GP Service  How far is the site from edge of defined Cambridge City Centre?  A = 400 - 800m  A = 400 - 800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  By Provision of open space as part of the development.  By R = >800m  A = 400 - 800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  By Provision of open space as part of the development.  By R = >800m  A = 400 - 800m  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).  By B = No impact on facilities (or satisfactory mitigation proposed).			7 = 400 000m
Centre?  Distance: City Centre  How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Mow far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  Which is surrounded by a large number of services and facilities.  R = >800m  A = 400 - 800m  699m ACF from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.			587m ACE to a point on High Street (Histor)
Distance: City Centre  Distance: City Centre  Distance: GP Service  A = 400 - 800m  Segretary  Gegen ACF from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.  Distance: GP Service  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.  GREEN = Development would not lead to	Local Certife		
Distance: City Centre  How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Distance: GP Service  Nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  R = >800m  R = >800m  A = 400 - 800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.		Centre:	
Centre from edge of defined Cambridge City Centre?  Distance: GP How far is the nearest health centre or GP service?  Key Local Facilities Vill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Will it encourage American Americ	Distance: City	How for in the nite	
defined Cambridge City Centre?  Distance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  A = 400 - 800m  AGP from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.	•		K = >000111
Distance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  A = 400 - 800m  AGP from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.	Centre		
Distance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  A = 400 - 800m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Provision of open space as part of the development.		_	
Service nearest health centre or GP 699m ACF from centre of site to Surgery, Histon.  Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Will it encourage GREEN = Development would not lead to	Distance: CD	<u> </u>	A = 400 900m
centre or GP service?  Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Will it encourage  Will it improve quality and range of key local services and facilities including development.  GREEN = Development would not lead to			A = 400 - 600m
Service?   Histon.	Service		COOm ACE from control of cita to Current
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).  Provision of open space as part of the development.  GREEN = Development would not lead to			
Facilities  quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  satisfactory mitigation proposed).  Provision of open space as part of the development.  development.  GREEN = Development would not lead to	Varida and		
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  Provision of open space as part of the development.  GREEN = Development would not lead to			
services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Provision of open space as part of the development.  GREEN = Development would not lead to	Facilities		satisfactory mitigation proposed).
facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  development.  GREEN = Development would not lead to		_	
health, education and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  GREEN = Development would not lead to			· · · · · · · · · · · · · · · · · · ·
and leisure (shops, post offices, pubs etc?)  Community  Will it encourage  GREEN = Development would not lead to			development.
post offices, pubs etc?)  Community  Will it encourage  GREEN = Development would not lead to			
etc?)  Community Will it encourage GREEN = Development would not lead to			
Community Will it encourage GREEN = Development would not lead to			
		/	
Facilities and enable the loss of any community facilities or	•		
	Facilities	and enable	
engagement in replacement / appropriate mitigation		engagement in	replacement / appropriate mitigation
community possible			possible
activities?		activities?	
No facilities lost, and no new facilities			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	Integration	How well would the	
	with Existing	development on	with existing communities
	Communities	the site integrate	
		with existing	

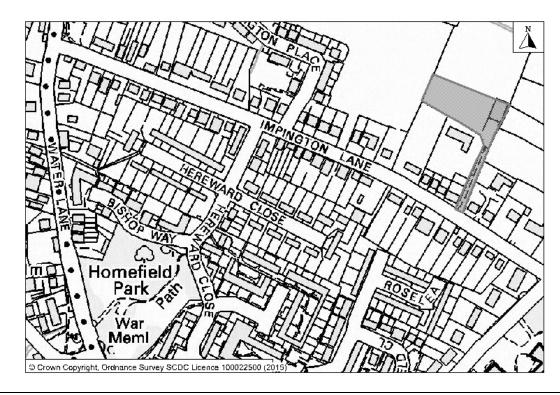
	communities?	
ECONOMY	1 2 3	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  1.9km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient.  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary	How far is the nearest primary	A = 400 - 800m

School	school?	447m ACF from centre of site to Histon Junior School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
<b>C</b> 0.1.00.		0.5km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport	Scoring mechanism has	DARK GREEN = Score 19-25
Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 20
Distance: bus stop / rail		GG = Within 400m (6)
station		156m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		17 Minutes from Impington to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.08km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	5,797m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved. A junction located

		on to Impington Lane would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC114	
Consultation Reference numbers:	

**Site name/address:** Land north of Impington Lane, Impington **Map:** 



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

Note: The site adjoins site 112 to the west.

Current use(s): Shrub Land and improved grassland

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

Site size (ha): South Cambridgeshire: 1.77 ha

Potential residential capacity: 5 dwellings (30 dph)

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

	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	Site but all Glaue 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIII ICI AIS	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
Contamination	uses)? Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		some cubject to appropriate imagazeny
		Possible agricultural building on site, which
		may have contaminated land. Potential for
		minor benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
DIODIVEDOITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN - Doos not contain is not adiscent
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
Siles	protected species	to designated for nature conservation or
	and protect sites designated for	recognised as containing protected species, or local area will be developed as
	nature	greenspace. No or negligible impacts
		greenspace. No or negligible impacts
	conservation	

	est, and	
	diversity?	
	uding	
Inter	national and	
local	lly designated	
sites		
Biodiversity Wou	ld	AMBER = Development would have a
	elopment	negative impact on existing features or
redu	ce habitat	network links but capable of appropriate
fragr	mentation,	mitigation
enha	ance	
	e species, and	Assumptions for a neutral impact are that
help	deliver habitat	existing features that warrant retention can
resto	oration (helping	be retained or appropriate mitigation will be
to ac	chieve	achieved through the development process.
Biod	iversity Action	
Plan	targets, and	
main	ntain	
conn	nectivity	
betw	reen green	
infra	structure)?	
TPO Are t	there trees on	GREEN = Site does not contain or adjoin
site o	or immediately	any protected trees
adja	cent protected	
by a	Tree	
Pres	ervation Order	
(TPC	0)?	
Green Will i	it improve	AMBER = No significant opportunities or
Infrastructure acce	ess to wildlife	loss of existing green infrastructure capable
and	green spaces,	of appropriate mitigation
throu	ugh delivery of	
and	access to	Neutral impact (existing features retained,
gree	n	or appropriate mitigation possible).
infra	structure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		·
		that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWN	SCAPE AND CULTU	that appropriate design and mitigation measures would be achieved through the development process.
	SCAPE AND CULTU	that appropriate design and mitigation measures would be achieved through the development process.
Landscape Will i		that appropriate design and mitigation measures would be achieved through the development process.  RITAGE
Landscape Will i	it maintain and	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape
Landscape Will i enha diver	it maintain and ance the	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape
Landscape Will i enha diver distir	it maintain and ance the rsity and	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development,
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.  Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger
Landscape Will i enha diver distir	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.  Development of this site would lose the soft village edge, pastoral and rural in character,
Landscape Will i enha diver distir lands	it maintain and ance the rsity and nctiveness of scape	that appropriate design and mitigation measures would be achieved through the development process.  RITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.  Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger

Townscape	Will it maintain and	AMBER = negative impact on townscape
•	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The character of this part of the village is
	appropriate design	linear, with long rear gardens. Development
	and scale of	of this site would create a large area of
	development?	residential development in a cul-de-sac,
		which would alter the character of this
		largely ribbon settlement.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
	the development of	purposes
	this site have on	pa.peeee
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
1.5	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	mipaoto oapaoto et appropriato minganon
	cultural interest	Minor Negative Impact (development
	(including	conflicts with townscape character, minor
	conservation	negative impacts incapable of mitigation) -
	areas, listed	The character of this part of the village is
	buildings,	linear, with long rear gardens. Development
	registered parks	of this site would create a large area of
	and gardens and	residential development in a cul-de-sac,
	scheduled	which would alter the character of this
	monuments)?	largely ribbon settlement.
CLIMATE CHAI		, ,
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.
		Most of the site is Flood Zone 1 and a small
		part of the site in the north western corner within flood zones 2 and 3. There are no
		drainage issues that cannot be
		appropriately addressed.
		UPDATE 2016: The whole of the site
		allocated within the Submission Local Plan
		(as shown on the map) is located within
		Flood Zone 1. The promoter submitted a
		larger site, which included land to the rear of
		Merrington Place, part of which is within
		Flood Zones 2 and 3.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite

	T	1
	accessible open	Barratananantana
	space?	Development would create minor
		opportunities for new public open space as
		the promoter proposes provision of open
		space as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.9km ACF from centre of the site to Histon
		& Impington Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	476m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	1 222
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
Local Centre	District or Local	694m ACF to a point on High Street (Histon)
Local Certife	centre?	
	Centre?	which is surrounded by a large number of services and facilities.
Dietonos City	Llow for in the site	
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance CD	City Centre?	O 400m
Distance: GP	How far is the	G = <400m
Service	nearest health	004 4054 4 4 4 0
	centre or GP	281m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	oxioting communities
	with existing	
	communities?	
	communics:	

ECONOMY		
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	Multiple Deprivation 2010.
	Kings Hedges? Would allocation result in	
	development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge,	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites
Employment	town, district and local centres?  How far is the	which include retail, offices, or leisure uses.  AMBER = 1-3km
Employment - Accessibility	nearest main	
	employment centre?	1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient.
	services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The
		sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m  551m ACF from centre of site to Histon
3011001	3011001 !	33 IIII AGE IIOIII CEIIIIE OI SILE IO FIISION

		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.5km ACF from centre of site to Impington
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public Transport (at edge of site)?	high quality public transport in most but not all instances
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score (SCDC)	mechanism has been developed to	Total score of 20
	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		246m ACF from the centre of the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport Public		GG = 20 minutes or less (6)
transport		GG = 20 minutes of less (0)
journey time to City Centre		17 Minutes from Impington to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.05km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	5,703m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the access

		link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that this site could be fed from site number 112.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts  The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

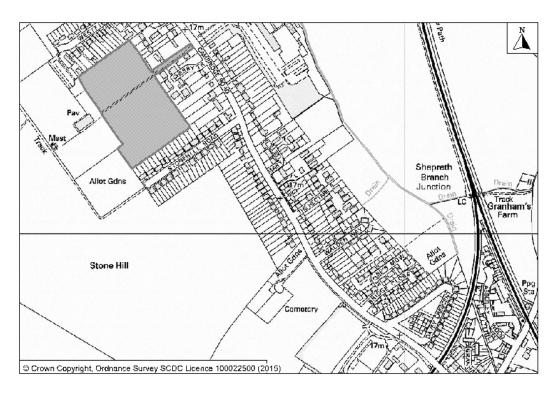
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC005	

Site reference number(s). 30000

**Consultation Reference numbers:** 18 (I&O 2012)

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

Map:



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

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

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

Proposed use(s): 150 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha

Potential residential capacity: 89 dwellings (30 dph)

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

	Ta a a a a a	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
, ,	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	AIT.
	A14?	ODEM ACE from adds of sits to M11
	A14?	995m ACF from edge of site to M11.
Dollution	Are there petartial	AMPED Advorse imports as ablact
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	training and competitive matches and
	generator	entertainment events and artificial lighting at
	(including	the adjacent Shelford Rugby Club.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	,	1 Castaniasio Staniago Cyclonio (Casto).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Siles	1 -	
	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 decignated		
	locally designated sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Tiotwork in iko
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders in the private residential gardens
	(TPO)?		along the boundaries of the site, which will
			not be directly affected by development of
			this 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 infrastructure?		or appropriate mitigation possible).
	inirastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation measures would be achieved through the
			development process.
LANDSCAPE :	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	DETORALIII	AMBER = negative impact on landscape
Lanascape	enhance the		character, incapable of mitigation.
	diversity and		onaracion, moapable of magadem
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
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 change the
	appropriate design		linear character of this area of village.

	and apple of		
	and scale of		
Crook Dali	development?		AMPED pageting impact on Oncome Dali
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
11 '	purposes?		ODEEN O' I I I I I I I
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
<u> </u>	monuments)?		
CLIMATE CHA		T	LANDED
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	TH AND WELL BEING		Longer
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		Neutral impact (existing features retained or
	of publically		appropriate mitigation).
	accessible open		
	space?		AMPER
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.7km ACF from centre of the site to
			Trumpington Meadows.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		4000 4054
	for children and		1,600m ACF from centre of the site to
	teenagers?		Trumpington Meadows.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = 800m
District or	from the nearest		
Local Centre	District or Local		1,549m ACF to Woollards Lane which is
	centre?		surrounded by a large number of services

		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1. – 2000m
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	K =>000III
OCTVICE	centre or GP	1,486m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollidos	of key local	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
1 dominoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Poddisio
		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	ŭ
	with existing	Distant from village centre.
	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?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	

	a manufactura a nat	2 2km ACE from control of cita to Combridge
	employment centre?	2.3km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Laria	in the loss of	lo 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	Development of this site is likely to require
	communications	local and upstream reinforcement of the
	infrastructure and	electricity network. There is insufficient
	broadband?	spare mains water capacity within the
		distribution zone to supply the number of proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		UPDATE: SHLAA update – primary school
		very constrained and no opportunity for
		expansion to meet demands of this
		development. Some additional capacity may
		be required at Sawston Village College. (Score changed from Amber to Red)
Distance:	How far is the	R = >800m
Primary	nearest primary	K = 2000III
School	school?	1,491m ACF from centre of site to Great &
		Little Shelford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.5km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HQPT	Is there High	facilities/school. Poor quality off road path.  AMBER = service meets requirements of
11001	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
	consider access to	

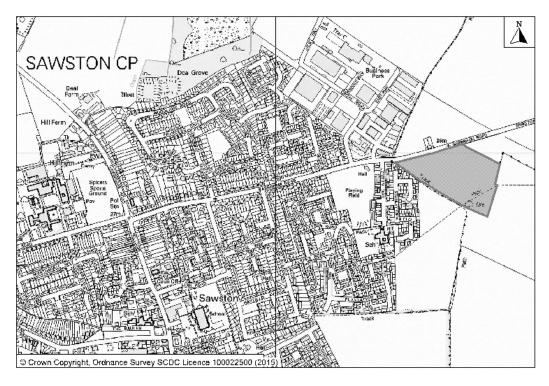
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6)  268m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport		A =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

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

Consultation Reference numbers: 8 (I&O 2012)

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

Map:



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

Current use(s): Field in arable use.

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

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

Potential residential capacity: 104 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land  Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of	cofoguerded erec
	economic mineral	safeguarded area.
	reserves?	·
POLLUTION	10301703:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 til Quality	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality / Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator (including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Comamiation	contamination on	area with a history of contamination.
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	_
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 3 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
BIODIVERSITY	,	impact on groundwater.
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
3	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?	<u> </u>
	(Including	
	International and	
	locally designated	
	sites)	

Riodivorcity	Would		GPEN - Davolanment sould have a
Biodiversity	development		GREEN = Development could have a positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		Min on a ceitir se increast on the one care
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	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	<u>ULTURAL HI</u>	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). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site has the potential to
			have a positive impact upon the landscape
			setting of Sawston provided the design
			makes a generous provision of land to
			ensure a soft green edge to the east.
-	1		
Townscape	Will it maintain and		GREEN = No impact (generally compatible.
Townscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
Townscape	enhance the		or capable of being made compatible with
Townscape			

	townscape character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained,
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	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  Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision  0.4km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision  371m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact  No effect on pitch or plot provision.

	T	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,138m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,656m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 domaio	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	poddibio.
	aouvinoo i	No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	Man oxidating dominantials
Communics	with existing	
	communities?	
ECONOMY	Communico:	L
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Samonage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Manapio Doprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
	L cambridge:	

Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	7.11.221
	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	Development would have no effect on employment land or premises.
	employment land?	employment land or premises.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community services and	mitigation.
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
Education	Is there sufficient	to require local and upstream reinforcement.  AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	action among community and a
		School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed.  G = <400m
Primary	nearest primary	G = \400111
School	school?	345m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.4km ACF from centre of site to Sawston
	30.1001.	Village College.
TRANSPORT	Т	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not

	Transport (at edge of site)?	all instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	7 WISETY - Score to 11 Hom 1 Shond
Score (SCDC)	been developed to	Total score of 13.
00010 (0000)	consider access to	Total 30010 of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Toda ontona polowi	R = Within 1,000m (2)
stop / rail		(=)
station		857m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		1 ,
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		, ,
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.74km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,957m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
Nan Oan	available capacity?	AMPED No investo
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

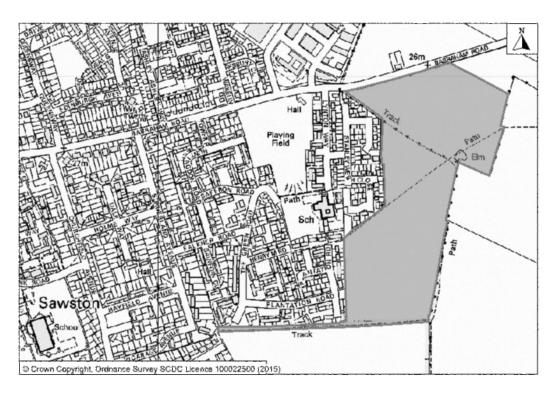
Site Information	
Development Sequence	Rural Centre

Site reference number(s): SC 178 & 258

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

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

Map:



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

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

Current use(s): Agricultural.

Proposed use(s): Residential

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

Potential residential capacity: 260 dwellings (30 dph)

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

Land	development lead	
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - part of
	versatile	site Grade 2.
	agricultural land?	Site Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
ivimerais	sterilisation of	
		safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7th Quality	development of the	impact
	sites result in an	Impaot
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty.	accoptable.
AQMA	Is the site within or	GREEN = >1000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to, or local area will be developed as
	and protect sites	greenspace. No or negligible impacts
	designated for	
	nature	
	conservation	
	interest, and	
	geodiversity?	

	T		,
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets?)		
	Are there trees on		
	site or immediately		
	adjacent protected		
	by a Tree		
	Preservation Order (TPO)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected frees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate
LANDSCAPE,	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site would has the
			potential to have a positive impact upon the
			landscape setting of Sawston provided the
			l ·

		hor Sav	othern boundary crosses a field rizontally to respect the setting of wston Hall, a new hedge or plantation all be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GR or c loca	EEN = No impact (generally compatible capable of being made compatible with al townscape character or provide minor provements)
	character?	cap tow neu des ach Adj	utral impact (generally compatible, or bable of being made compatible with local vinscape character). Assumptions for a utral impact include that appropriate sign and mitigation measures would be nieved through the development process. Joins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		IBER = negative impact on Greenbelt poses
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	with for	IBER = Site contains, is adjacent to, or hin the setting of such sites with potential negative impacts capable of appropriate igation
	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	(inc forr Hal woo woo Arc info imp miti	capable of satisfactory mitigation) – site ms part of the wider setting of Sawston II albeit well screened by trees. New codland plantation to southern boundary uld help mitigate this impact. Chaeological potential will require further formation but the assumption for a neutral eact is that it is likely appropriate igation can be achieved through the velopment process.
CLIMATE CHA	NGE		· · ·
Renewables	Will it support the use of renewable energy resources?		IBER = Standard requirements for ewables would apply
Flood Risk	Is site within at flood risk?		EEN = Flood Zone 1 / low risk od Zone 1 and no drainage issues that
		can	nnot be appropriately addressed.
	TH AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically accessible open space?	the enh spa	RK GREEN = Development would create opportunity to deliver significantly nanced provision of new public open aces in excess of adopted plan ndards.
			velopment would deliver significant new blic open space.

D: /		ODEEN 41 '4 '1
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		0.3km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
	toonagoro.	deliver on site facilities to meet policy.
		deliver off site facilities to fricet policy.
		285m ACF from centre of the site to playing
		. , , ,
Cunau	Mill it may ide for	field east of Saffron Way, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	
	centre?	
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	1,461m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
	GOUTHOU.	No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional

		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	Communities:	
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 in	Multiple Deprivation 2010.
	Abbey Ward and Kings Hedges?	
	Would allocation	
	result in	
	development in	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	<b>5</b>
	supporting the	Development would have no effect on
	vitality and viability of Cambridge,	vitality or viability of existing centres. The indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km ACF from site centre to South
	centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
Utilities	employment land? 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	3
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and broadband?	capacity within the distribution zone to supply the number of proposed properties
	bioaubaliu:	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site. Site lies close
		to both village primary Schools.
Distance:	How far is the	G =<400m
Primary	nearest primary	
School	school?	208m ACF from centre of site to The
		Icknield Primary School, Sawston.
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT	140	AMPED M. P. W. C. C.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to the site?	
HQPT	Is there High	AMBER = service meets requirements of
I IQI I	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		A = vviuiiii 000iii (3)
station		Approximately 696m ACF from the centre of
		the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
		],, , , , , , , , , , , , , , , , , , ,
D. J. P.		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport		20 Minuton from Country to Combridge
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		29 Minutes from Sawston to Saffron
		Walden.
Distance for		A = 10km to 15 km (3)
210101100101		I Old I C I d I I (O)

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

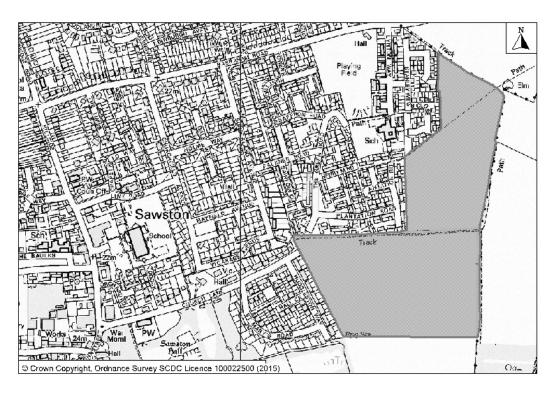
Site Information	
Development Sequence	Rural Centre
Sita rafaranca number(c): SC170	

Site reference number(s): SC178

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

Site name/address: Land east of Sawston.

Мар:



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

Current use(s): Agricultural

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

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

Potential residential capacity: Reduced site area capacity 160 dwellings (30 dph)

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

	du du	
	versatile	site Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	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	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
<b>BIODIVERSITY</b>	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	•	· · · · · · · · · · · · · · · · · · ·

			1
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		
	native species, and		Minor positive impact as there is some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
-	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		Navitual impact (managed to a constitution of the constitution of
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site would has the
			potential to have a positive impact upon the
			landscape setting of Sawston provided the design makes a generous provision of land

		to opening a soft massin salars to the control Ti
		to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact.  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the
CLIMATE CHAI	NGE	development process.
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Development would deliver significant new public open space. Proposed 6.8 hectares for open space uses.

	T	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	· ·
	for children and	324m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWDER - No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	Two effect of pitch of plot provision.
	and Travellers and	
	Travelling	
Distance	Showpeople?	D . 000
Distance:	How far is the site	R = >800m
District or	from the nearest	004 4054 11 11 11 11
Local Centre	District or Local	884m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,281m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollities	of key local	satisfactory finingation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
		· ·
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
0	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
LCCITCIVII		

Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	
	. ,	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	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.
	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
Employment -	nearest main	AIVIDER = 1-3KIII
Accessibility		1.6km ACF from centre of site to South
	employment centre?	
	Centre	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
Employment	Would	Campus) G = No loss of employment land / allocation
Employment - Land	development result	is for employment development.
Lanu	in the loss of	is for employment development.
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Cuntioo	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magaaon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japaony	capacity?	constraints can be appropriately imagated
		School capacity not sufficient, but significant
		issues can be adequately addressed. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site.
		chable its expansion on site.

Dieterass	1 love for to the -	C :400m
Distance:	How far is the	G = <400m
Primary School	nearest primary school?	220m ACF from centre of site to Icknield
Scriooi	SCHOOLS	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT	<u> </u>	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	AMPED
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not all instances
	Transport (at edge of site)?	all instances
	or site)!	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	, and the following the first of the first o
Score (SCDC)	been developed to	Total score of 13.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		696m ACF from the centre of the site to the
		nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		and the same of th
Distance for		A = 10km to 15 km (3)
cycling to City		( )
Centre		10.01km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,564m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor pogative offects incorpoble of
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The
		Highways Authority comment that the
		existing access link to the public highway is
		chisting access thin to the public highway is

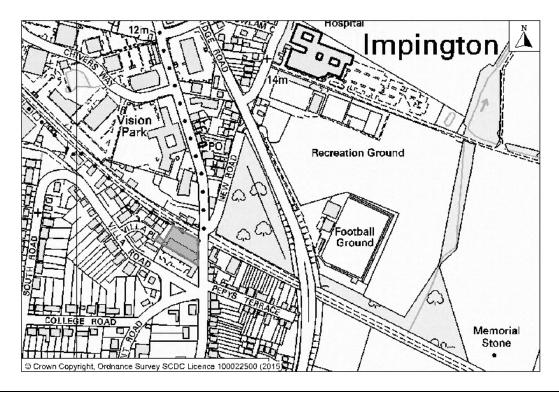
		unsuitable to serve the number of units that are being proposed. Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC308	

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

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

Map:



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

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

Proposed use(s): 30 dwellings

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

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

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

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14  359m ACF from edge of site to AQMA.  692m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Development compatible with neighbouring uses. Traffic noise will need assessment in accordance industry best practice and associated guidance and the impact. Residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site was formerly used for industrial purposes and is adjacent to a former railway and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality.

	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be achieved through the development process.
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Various Tree Preservation Orders lie along
	Preservation Order		Villa Road, approximately 23m to the south
Green	(TPO)? Will it improve		west of the site.  AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
astraotaro	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
LANDCOADE			development process.
	LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE		
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the diversity and		or capable of being made compatible with local landscape character, or provide minor
	distinctiveness of		improvements)
	uistiiictivelless Ul		Improvementa)

	T	1
Towns	landscape character?	Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement
	character, including through appropriate design and scale of development?	Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage  CLIMATE CHA	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible).  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
		ANDED Characteristics as a state for
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk.  Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	⊥ TH AND WELL BEING	carnot be appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

Space?   Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.			
Distance: Outdoor Sport Facilities		space?	Neutral impact (existing features retained or
Distance: Outdoor Sport   Facilities   How far is the nearest outdoor sport   Facilities   Sports facilities   Sports facilities   How far is the nearest play space for children and teenagers?   Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Traveller   Distance: Plow from the nearest plots and Travellers and Travellers and Traveller   Distance: District or Local Centre   District or Local Centre   District or Core of Centre   District or Centre   Di			appropriate mitigation). Assumption is
Distance: Outdoor Sport   Facilities   How far is the nearest outdoor sport   Facilities   How far is the nearest outdoor sports facilities?   Sports facilities   Sports faciliti			standard requirements for open space
Distance: Outdoor Sport Facilities scale nearest outdoor sports facilities?  Distance: Play Facilities			would apply.
Outdoor Sport Facilities  In provide for the accommodation needs of Gypsies and Travellers and Traveller accommodation needs of Gypsies and Travellers and Traveller accommodation needs of Gypsies and Travellers and T	Distance:	How far is the	
Facilities   Sports facilities?   Distance: Play Facilities   How far is the nearest play space for children and teenagers?   AMBER = No Impact	Outdoor Sport	nearest outdoor	'
Sumpington Recreation Ground.	-		0.3km ACF from centre of the site to Histon
Distance: Play Facilities			
Facilities    nearest play space for children and teenagers?   240m ACF from centre of the site to Histon & Impington Recreation Ground.	Distance: Play	How far is the	
Sypsy & Will it provide for the accommodation needs of Gypsies and Travellers a			GREER = 1400m of onsite provision
teenagers?   & Impington Recreation Ground.	i aciilles		240m ACE from control of the cite to Histor
Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?   How far is the site from the nearest District or Local Centre   District or Local Centre   Distrance: City Centre   How far is the site from edge of defined Cambridge City Centre   Plotter or GP service   Will it improve quality and range of fee yocal service and facilities including health, education and leisure (shops, post offices, pubs etc?)   Will it encourage and enable engagement in community activities?   Will it eventor on the site integrate with existing Communities   Will be with Existing Communities   Will be with Existing Communities   Will be with Existing communities   AMBER = No Impact on facilities   No effect on pitch or plot provision.			
Traveller  the accommodation needs of Gypsies and Travellers and Travelrers and T	Curava		
accommodation needs of Gypsies and Travelliers and Travelling Showpeople?  Distance: District or Local Centre  Distance: City Centre?  Distance: City Centre?  Distance: City Centre  Distance: City Centre?  Distance: City Centre?  Distance: GP Service  Distance: GP Service  May 1 a service?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Accommodation needs of Gypsies and Travelliers and Travelliers or replacement / appropriate mitigation possible.  No effect on pitch or plot provision.  R = >800m  G = <400m  380m ACF from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  Community Facilities  Accommunity Facilities  Facilities  Integration with Existing Communities  Accommunities  No facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		-	AMBER = No Impact
needs of Gypsies and Travelliers and Travelliers and Travelliers and Travelling Showpeople?  Distance: How far is the site from the nearest District or Local centre?  Distance: City Centre?  Distance: GP How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Distance: GP Service  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  No facilities integrate with existing communities?  R = >800m  R = >800m  R = >800m  R = >800m  G = <400m  380m ACF from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Traveller	· -	
and Travellers and Travelling Showpeople?  Distance: District or Local Centre  Thow far is the site from edge of defined Cambridge City Centre?  Distance: GP  Service  Distance: GP  Service  District or Local Centre  Thow far is the site from edge of defined Cambridge City Centre?  Distance: GP  Service  District or Local Centre  Thow far is the site from edge of defined Cambridge City Centre?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community  Facilities  Will it encourage and enable engagement in community activities?  Will it encourage and enable engagement in community activities?  More activities of any community facilities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities of sufficient scale to create a new community.			No effect on pitch or plot provision.
Travelling Showpeople?  Distance: District or Cormunity Facilities  Integration with Existing Communities  Travelling Showpeople?  How far is the site from the nearest District or Local centre?  R = >800m  R = Sevice show this treet)  R = >800m  R = stance theata			
Distance: District or Local Centre  District or Local Centre?  Distance: City Centre  Distance: GP Service  New Jar is the site from edge of defined Cambridge City Centre?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  New Local  Community Facilities  Showpeople?  How far is the site from edge of defined Cambridge City Centre?  How far is the inearest health centre or GP service?  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  Community Facilities  R = >800m  G = <400m  S80m ACF from centre of site to Surgery, Histon.  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  No facilities lost, and no new facilities proposed directly as a result of the development.  Will accept the site integration with existing communities / of sufficient scale to create a new community.			
Distance: District or Local Centre  District or Local Centre  District or Local Centre  Distrance: City Centre  Distance: GP Service  Mill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubse etc?)  Community  Facilities  Community Facilities  Integration with Existing Communities  Place A Service  R = >800m  R = <400m  R = >800m  R = >800m R = sevites at sevite to Surgery,		J	
District or Local Centre  District or Local centre or Centre?  Distance: City Centre  Distance: GP Service  Example 1			
Distance: City Centre	Distance:		R = >800m
Centre?  Distance: City Centre  How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  Distance: GP Service  Distance: GP Service  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Community Facilities  Lintegration with Existing Communities?  Centre or GP Service  How far is the nearest health centre or GP Service?  Ge < 400m  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  How well would the development on the site integrate with existing communities?	District or	from the nearest	
Distance: City Centre  How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  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?)  Community Facilities  Community Facilities  Integration with Existing Communities?  How far is the site integrate with existing communities?  R = >800m  R = S00m  ACF from centre of site to Surgery, Histon.  SAMBER = No impact on facilities (or satisfactory mitigation proposed).  Oevelopment would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Distance: City Centre  How far is the site from edge of defined Cambridge City Centre?  Distance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  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?)  Community Facilities  Community Facilities  Integration with Existing Communities?  How far is the site integrate with existing communities?  R = >800m  R = S00m  ACF from centre of site to Surgery, Histon.  SAMBER = No impact on facilities (or satisfactory mitigation proposed).  Oevelopment would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		centre?	(1,155m to Histon, High Street)
Centre  from edge of defined Cambridge City Centre?  Distance: GP Service  Parvice  New far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Community Facilities  Region and enable engagement in community activities?  Integration with Existing Communities  Minimum edge of defined Cambridge City Centre?  How are store in the site integrate with existing communities?  GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.  GREEN = Good scope for integration with existing communities?  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Distance: City	How far is the site	
Distance: GP   City Centre?	_	from edge of	
City Centre?  Bistance: GP Service  How far is the nearest health centre or GP service?  Key Local Facilities  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?)  Community Facilities  Community Facilities  Integration  How well would the with Existing Communities  Communities  City Centre?  How far is the nearest health enearest health energy energies (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another show no retail d		_	
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Service nearest health centre or GP service?  Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?)  Community Facilities Activities?  Will it encourage and enable engagement in community activities?  Integration with Existing Communities on the site integrate with existing communities?  Service?  Will it improve quality and range of key local services and facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  AMBER = No impact on facilities (or satisfactory mitigation proposed).  Gevelopment would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Distance: GP	·	G = <400m
Centre or GP   Service?   380m ACF from centre of site to Surgery, Histon.		nearest health	
Service?   Histon.			380m ACF from centre of site to Surgery.
Rey Local Facilities   Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)    Community Facilities   Will it encourage and enable engagement in community activities?   How well would the development on the site integrate with existing communities   Will tentourage and enable evice (shops, post offices)   Community activities?   Region   Community   Community   Community   Community   Communities			
Facilities  quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Community Facilities  How well would the with Existing Communities  Pacilities  quality and range of key local services and facilities, including facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Key Local		
of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Community Facilities  Community Facilities  Integration with Existing Communities  Or key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  OREEN = 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.  OREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		-	•
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facilities including health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  facilities including health, education and leisure (shops, post offices, pubs etc?)  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			Development would result loss of existing
health, education and leisure (shops, post offices, pubs etc?)  Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			
and leisure (shops, post offices, pubs etc?)  Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  and leisure (shops, post offices, pubs etc?)  Will it encourage and enable engagement in community activities or replacement / appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		_	
post offices, pubs etc?)  Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  Post offices, pubs etc?)  Will it encourage and enable engagement 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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			
Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  Will it encourage and enable engagement 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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		` .	•
Community Facilities  Will it encourage and enable engagement in community activities?  Integration with Existing Communities  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.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		1 -	avaliable opposite the site.
Facilities  and enable engagement in community 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?  the loss of any community facilities or replacement / appropriate mitigation possible.  Rocallities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	Community	· /	CDEEN - Douglasmont would not load to
engagement in community 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?  Replacement / appropriate mitigation possible.  Ro facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		_	
community 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?  Communities  Communities  Does ible.  No facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.	racilities		, ,
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?  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		0 0	
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?  No facilities lost, and no new facilities proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			possible.
Integration with Existing Communities  How well would the development on the site integrate with existing communities?  proposed directly as a result of the development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.		activities?	<b></b>
Integration with Existing Communities  How well would the development on the site integrate with existing communities?  development.  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			l ·
Integration with Existing Communities  How well would the development on the site integrate with existing communities?  GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.			
with Existing Communities  development on the site integrate with existing communities?  existing communities / of sufficient scale to create a new community.			
Communities the site integrate with existing communities? create a new community.	•		
with existing communities?		-	
communities?	Communities		create a new community.
		with existing	
ECONOMY		communities?	
	ECONOMY		 

<b>-</b>	T =	ALIDED ALICEUS III CONTRACTOR AND ADDITIONAL
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
	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?	loss of a hardware store, but marketing has
	local centres:	_
		shown no retail demand.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Lanu		
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land - loss of a hardware store, but
		marketing has shown no retail demand.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities		
	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
	יוטמטטמווע !	
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	constitution of appropriatory integrated
	oupdoity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.

Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	684m ACF from centre of site to Histon & Impington Infant School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	O Clara A CE frame control of site to begin store
		0.6km ACF from centre of site to Impington Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Reduce	routes are	7 mile 2 mile and in quality on road pain
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
HQPT	Is there High	minor improvement to cycling facilities.  AMBER = service meets requirements of
TIQET	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 24
	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		10-70m to nearest bus stop ACF (Histon &
		Impington, Guided Bus Stop)
Frequency of		GG = 10 minute frequency or better (6)
Public		10 minute service (Guided Bus A & B)
Transport Public		GG = 20 minutes or less (6)
transport		00 - 20 minutes of 1655 (0)
journey time to		16 Minutes (Histon & Impington, Guided
City Centre		Bus Stop to Cambridge, The Busway
		Regent Street)
Distance for		GG = Up to 5km (6)
cycling to City		4401 4054 6 444 62 6
Centre	11afa=!= 0= 20	4.13km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	5.630m ACE from control of the cite to
StatiOH	proposed train station?	5,639m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7.00033	access to the	identified that cannot be fully mitigated.
	highway network,	The same same so the same same same same same same same sam
	I ingitivay hetwork,	

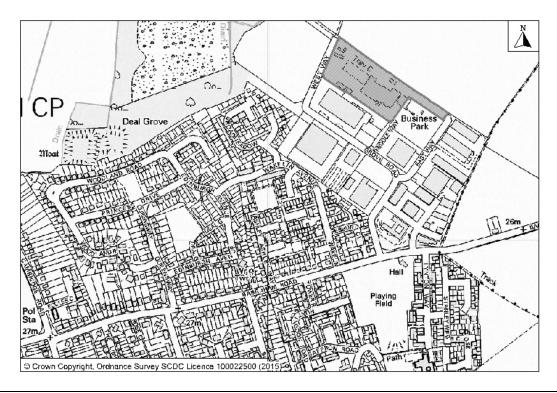
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. A junction located on to Cambridge Road would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport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

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC310	

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

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

Map:



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

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.06 ha

Potential residential capacity: 47 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of	safoguarded area
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	10001700.	
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact.  Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	AMBER = Adverse impacts capable of adequate mitigation
Contamination	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?  Is there possible contamination on the site?	This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises; development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses. Development by itself however would have negative impacts which could not be effectively mitigated.  AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)  The site was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation  Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

			and a company will be also used the very also the a
			measures will achieved through the
			development process and will mitigate any
BIODIVERSITY	<u> </u>		impact on groundwater
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Onco	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadirenite	sites)		AMPED Development would have a
Biodiversity	Would development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		Tining and Tin
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of landscape		improvements)
	character?		Minor Positive Impact (Development would
<u> </u>	Silaiaoloi :		minor i comise impaci (Descriptificiti would

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible).  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk  Flood Zone 1 and no drainage issues that cannot be appropriately addressed
<b>HUMAN HEAL</b>	TH AND WELL BEING	i	
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
	Space:		appropriate mitigation).

	T.,	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.5km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space for children and	568m ACF from centre of the site to last
Gypsy &	teenagers? Will it provide for	east of Queensway, Sawston.  AMBER = No Impact
Traveller	the	ANIBER - No Impact
Travolici	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?	Beyond 1,000m from nearest centre ACF (1,162m to Sawston, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP	How far is the	R = >800m
Service	nearest health centre or GP service?	1,882m ACF from centre of site to Sawston Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Site does not relate well to existing residential areas unless developed in conjunction with adjoining sites on the business park.
ECONOMY	•	,

Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. No facilities lost, and no new facilities proposed directly as a result of the development.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is occupied by low intensity uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.

Education Capacity and States sufficient, education capacity?  School capacity not sufficient, but significant issues can be appropriately mitigated capacity.  School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.  Primary School school?  Distance: Primary School school?  Distance: How far is the nearest primary school?  Primary School, Sawston.  How far is the nearest secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site)?  Scoring Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: Dus stop / rail station  Distance: Dus stop / rail station  Distance: Transport (a cege of site)?  A = Within 800m (3)  A = Within 800m (3)  A = Within 800m (3)  Frequency of Public Transport (a cege of site)  Cambridge, Emmanuel Street)  Distance: Dus stop / rail station  Frequency of Public Transport  Public Transp		T	
Capacity?  School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.  Distance: how far is the nearest primary school?  Distance: How far is the nearest secondary school?  Distance: How far is the nearest secondary school?  Distance: How far is the nearest secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport  Scoring Mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: for cycling to City Centre  Distance or proposed train station?  Access  Will it provide safe access to the	Education	Is there sufficient	AMBER = School capacity not sufficient,
School capacity, not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.  Distance: Primary nearest primary school?  Distance: Secondary school?  Distance: Secondary school?  Distance: Secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT Is there High Quality Public Transport (at edge of site)  Score (SCDC)  Sustainable Transport Score (SCDC)  Distance: bus stop / rail station  Distance: bus stop / rail station  Distance: for cycling to City Centre  Distance: for cycling to City Centre  Distance: how far is the nearest secondary school?  Score (SCDC)  Score (SCDC)  Distance: bus stop / rail station  A = Within 800m (3)  Score (SCDC)  A = Within 800m (3)  A = Within 800m (3)  A = Within 800m (3)  Score (SCDC)  A = Within 800m (3)  Stop / rail station  A = 41 to 50 minutes (2)  Transport  A = 41 to 50 minutes (2)  Transport  A = 41 to 50 minutes (2)	Capacity		constraints can be appropriately mitigated
issues can be adequately addressed. Insufficient primary and secondary school capacity.  Distance: how far is the nearest primary school?  Distance: How far is the nearest primary school?  Distance: How far is the nearest secondary school?  Distance: How far is the nearest secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport  Scorie (SCDC)  Distance: bus stop / rail station  Distance: bus stop / rail station  Distance: bus stop / rail station  Distance: for cycling to City Centre  Distance: for cycling to City Centre  Distance: how far is the site from an existing or proposed train station?  Access Will it provide safe access to the instances on the site of		capacity?	
Distance: Primary School School Distance: Primary School Distance: Secondary School Distance: Distance: Distance: Secondary School Distance: Dista			
Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School Distance: Distance: Secondary School Distance: Dista			issues can be adequately addressed.
Distance: How far is the nearest primary school?  Distance: Secondary school?  Distance: Secondary school?  Distance: Secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT Is there High Quality Public Transport (at edge of site)?  Scoring Mechanism has been developed to consider access to and quality of public transport, and quality of public transport, and quality of public transport (at edge of rail station)  Distance: bus stop / rail station  Frequency of Public Transport  Public Transport  Proubic Transport  Public Transpor			Insufficient primary and secondary school
Primary School?  School?  School?  School?  School?  School?  Secondary School.  Distance: Secondary School School?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site!)?  Sustainable Transport  Score (SCDC)  Distance: bus stop / rail station  Distance: bus stop / rail station  Frequency of Public Transport  Frequency of Cycle router are to the four criteria below.  Distance: bus station  Frequency of Public Transport  Frequency of Transport  Frequency of Public Transport  Frequency of Transport  Freque			capacity.
School school?  Distance: How far is the nearest secondary school?  TRANSPORT  Cycle Routes  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance or cycle routes are accession and cycling. Scores determined by the four criteria below.  Distance or cycle routes are access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: bus stop / rail station  Distance: City Centre  Distance or cycling. Scores determined by the four criteria below.  Distance: Transport  Frequency of Public Transport  Frequency of Transport  Frequency of Public Transport  Frequency of Transport  F	Distance:	How far is the	A = 400 - 800m
Primary School, Sawston.	Primary	nearest primary	
Distance: Secondary School?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site)?  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance for cycle routes are accessible near to the site?  AMBER = Medium quality off-road path.  AMBER = service meets requirements of high quality public transport in most but not all instances  AMBER = Score 10-14 from 4 criteria below all instances of 13  Total Score of 13  Total Score of 13  A = Within 800m (3)  A = Within 800m (4)  A = Within 800m	School	school?	667m ACF from centre of site to Icknield
Secondary School school?  Interpretation of School school?  Interpretation of School school?  Interpretation of School?  Interpretation of School school?  Interpretation of School school?  Interpretation of School schoo			Primary School, Sawston.
School   School?   School   School?   School   School?   School   School?   School   Scho	Distance:	How far is the	A = 1 to 3 km
School   School?   School   School?   School   School?   School   School?   School   Scho	Secondary	nearest secondary	
TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Score (SCDC)  Distance: bus stop / rail station  Prequency of Public Transport  Frequency of Public Transport  Distance for cycle are access to to type the four criteria below.  Distance for cycle access to cycle from an existing or proposed train station?  AMBER = Service meets requirements of high quality public transport in most but not all instances  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Service meets requirements of high quality public transport all instances  A = Within 800m (3)  A = Within 800m (4)  A = Within 800m (4)  B = A = Within 800m (4)  A = Within 800m (4)  A = Within 800m (4)  B = A = Within 800m (4)  B	,		1.1km ACF from centre of site to Sawston
TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Score (SCDC)  Distance: bus stop / rail station  Prequency of Public Transport  Frequency of Public Transport  Distance for cycle are access to to type the four criteria below.  Distance for cycle access to cycle from an existing or proposed train station?  AMBER = Service meets requirements of high quality public transport in most but not all instances  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Score 10-14 from 4 criteria below  Total Score of 13  AMBER = Service meets requirements of high quality public transport all instances  A = Within 800m (3)  A = Within 800m (4)  A = Within 800m (4)  B = A = Within 800m (4)  A = Within 800m (4)  A = Within 800m (4)  B = A = Within 800m (4)  B			Village College.
routes are accessible near to the site?  HQPT	TRANSPORT		
routes are accessible near to the site?  HQPT		What type of cycle	AMBER = Medium quality off-road path.
the site?    HQPT		, , ,	, , , ,
HQPT		accessible near to	
HQPT			
Quality Public   Transport (at edge of site)?   AMBER = Score 10-14 from 4 criteria below   Total 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.   A = Within 800m (3)	HQPT		AMBER = service meets requirements of
Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport Publi		Quality Public	
Sustainable Transport Score (SCDC)  Distance: bus stop / rail station  Frequency of Public Transport Public Transport Transpor			•
Sustainable Transport Score (SCDC) Score (SCDC) Score (SCDC) Score (SCDC)  AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: public Transport Frequency of Public Transport Pistance for cycling to City Centre Distance: Frequency of Public Transport Score (SCDC)  A = Within 800m (3)  Separate (Sawston, Churchfield Avenue)  Frequency of Public Transport Frequency of Public Transport Score (SCDC)  A = Within 800m (3)  Separate (Sawston, Churchfield Avenue)  Total Score of 13  A = Within 800m (3)  Separate (Sawston, Churchfield Avenue)  Total Score of 13  Total Score of 13  Total Score 10-14 from 4 criteria below  Total Score 10-14 from 4 criteria below  Total Score of 13  Total Score of 12  Total Score of 12  Total Score of 13  Total Score of 12  Total Score of 12  Total Score of 12  Total Score of 13  Total Score of 12  Total Score of 13  Total Score of 12  Total Sco			
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.  Distance: bus stop / rail station  Frequency of Public Transport Public tran	Sustainable		AMBER = Score 10-14 from 4 criteria below
Score (SCDC)  been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Public Transport  Public transport   20 minute service (Citi 7)  Public transport   3 minute service (Citi 7)  Public transport   41 minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  Distance for cycling to City Centre  Distance: Railway   5 minute service (Citi 7)  Public transport   41 minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  Station   3,239m ACF from centre of the site to Whittlesford Station.  Access   Will it provide safe access to the   GREEN = No capacity / access constraints identified that cannot be fully mitigated.	Transport		
consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport Public transport Public transport Public transport Distance for cycling to City Centre Distance:  Bistance:  How far is the site from an existing or proposed train station?  Access  Will it provide safe access to the  A = Within 800m (3)  A = Within 800m (4)  A = Within 800m (3)  A = Within 800m (4)  A = Within 80	•	been developed to	Total Score of 13
and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Public Transport  Public transport   City Centre   City Centre    Distance for cycling to City Centre    Distance: Railway   Station    Access   Will it provide safe access to the    A = Within 800m (3)  A = Within 800m (4)  A =	(,	· •	
public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Public Trans			
and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport Public transport Public transport Distance for cycling to City Centre Distance: Railway Station  Access  Will it provide safe access to the  A = Within 800m (3)  A = Within 800m (4)  B			
Distance: bus stop / rail station  Frequency of Public Transport  Public Transport  Public transport journey time to City Centre  Distance for cycling to City Centre  Distance: Railway Station  A = Within 800m (3)  A = Within 800m (4)  A =			
four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Public transport			
stop / rail station  695m to nearest bus stop ACF (Sawston, Churchfield Avenue)  Frequency of Public Transport  Public transport  Public transport  Public transport  Ocity Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  Wind the stop of the site of t			
stop / rail station  695m to nearest bus stop ACF (Sawston, Churchfield Avenue)  Frequency of Public Transport  Public transport  Public transport  Public transport  Ocity Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  Wind the stop of the site of t	Distance: bus		A = Within 800m (3)
station  695m to nearest bus stop ACF (Sawston, Churchfield Avenue)  Frequency of Public Transport  Public Transport  Public transport  Public transport  Public transport  Journey time to City Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  Moderate  G = 20 minute frequency (4)  R = 41 to 50 minutes (2)  41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	stop / rail		, ,
Churchfield Avenue)  Frequency of Public Transport  Public Transport  Public Transport  Public Transport  Public Transport  Public Transport  Frequency (4)  R = 20 minute frequency (4)  R = 41 to 50 minutes (2)  At Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  Distance: Railway From an existing or Station  Station  Proposed train station?  Access  Will it provide safe access to the  Access  Churchfield Avenue  20 minute frequency (4)  R = 20 minute frequency (4)  R = 41 to 50 minutes (2)  The comparison of the site of the site of the site to whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.			695m to nearest bus stop ACF (Sawston,
Public Transport  Public Transport  Public transport journey time to City Centre  Distance for cycling to City Centre  Distance: Railway From an existing or Station  Access  Will it provide safe access to the  Public Transport 20 minute service (Citi 7)  R = 41 to 50 minutes (2)  41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.			Churchfield Avenue)
Public Transport  Public Transport  Public transport journey time to City Centre  Distance for cycling to City Centre  Distance: Railway From an existing or Station  Access  Will it provide safe access to the  Public Transport 20 minute service (Citi 7)  R = 41 to 50 minutes (2)  41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	Frequency of		G = 20 minute frequency (4)
Public transport journey time to City Centre			. , ,
Public transport journey time to City Centre	Transport		20 minute service (Citi 7)
journey time to City Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  At Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  S = 5km to			
journey time to City Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  At Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  S = 5km to	transport		. ,
City Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  How far is the site from an existing or station?  Will it provide safe access to the  to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	•		41 Minutes (Sawston, Churchfield Avenue
Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  G = 5km to 10km (4)  9.17km ACF to Cambridge City Centre  R = >800m  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.			·
cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the  Positive Station  9.17km ACF to Cambridge City Centre  R = >800m  Railway 3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.			
Centre  Distance: How far is the site from an existing or Station proposed train station?  Access  Will it provide safe access to the  9.17km ACF to Cambridge City Centre  R = >800m  3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	cycling to City		• •
Distance: Railway from an existing or Station proposed train station?  Access Will it provide safe access to the  R = >800m 3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.			9.17km ACF to Cambridge City Centre
Station proposed train station?  Access Will it provide safe access to the station 3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	Distance:	How far is the site	
Station proposed train station?  Access Will it provide safe access to the station 3,239m ACF from centre of the site to Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	Railway	from an existing or	
station?  Access  Will it provide safe access to the  Whittlesford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated.	_	_	3,239m ACF from centre of the site to
access to the identified that cannot be fully mitigated.		1	
access to the identified that cannot be fully mitigated.	Access		
, ,			·
			, ,

	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	Would result in minor negative impact to
	transport, walking	public transport, walking or cycling facilities
	or cycling facilities?	if developed as a free-standing site as
		access would be through the Business Park
		along Grove Road.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC311			
Consultation Reference numbers: H4 (I&O 2013 part 2)			

Мар:



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

Current use(s): Agricultural

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

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

Site name/address: Land north of White Field Way

Potential residential capacity: 66 dwellings (30 dph)

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

1	1	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site not within a designated area identified
		in the Minerals and Waste LDF,
		development would not have negative
		impact.
POLLUTION		Impaoti
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	•
	sites result in an	impact.
		Development validate to impost on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
A O N A A	1 (1 9 9)	ODEEN 4000 ( ACCOUNTS
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	and making or somanimation
Water	Will it protect and	GREEN = No impact / Capable of full
.,,,,,,,	where possible	mitigation
	enhance the quality	Innagation
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	environment?	
		Protection Zones 2 and 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
Dio disse se '6'	sites)		AMPED Development was talk as a
Biodiversity	Would		AMBER = Development would have a
	development reduce habitat		negative impact on existing features or
			network links but capable of appropriate
	fragmentation, enhance		mitigation
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		assvoa anoagri alo dovolopilloni 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		The tree belt running north to south through
	Preservation Order (TPO)?		the site is protected by a TPO.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Imadiada	and green spaces,		of appropriate mitigation
	through delivery of		S. Speroprists magazini
	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		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.
			Score assumes built development is
			confined to the east of the north-south tree

			belt.
Townscano	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)
			improvements)
	townscape character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
	development:		achieved through the development process.
Green Belt	What effect would		AMBER = negative impact on Green Belt
Green ben	the development of		purposes
	this site have on		purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
i ieiitaye	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to the setting
	archaeological, or		Neutral impact (generally compatible, or
	cultural interest		capable of being made compatible with local
	(including		townscape character). Assumptions for a
	conservation		neutral impact include that appropriate
	areas, listed		design and mitigation measures would be
	buildings,		achieved through the development process.
	registered parks		define ved till odgir tile de velopiliert process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	,		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply.
	energy resources?		, , , , , , , , , , , , , , , , , , , ,
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	3	
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?		0.7km ACF from centre of the site to
			Spicers Sports Ground, Sawston.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		802m ACF from centre of the site to
	teenagers?		Sawston Recreation Ground.

0 0	14711.7	 ANADED N. I.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	No offect on witch an alst and deleg
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Local Ochic	centre?	(1,003m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,516m ACF from centre of site to Sawston
	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	
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
Facilities	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
	donvinoo.	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
l	gu .	

Shopping	Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	Development would have no effect on employment land or premises.
Utilities  Education Capacity	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Is there sufficient education capacity?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?	R = >800m  1,054m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.5km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

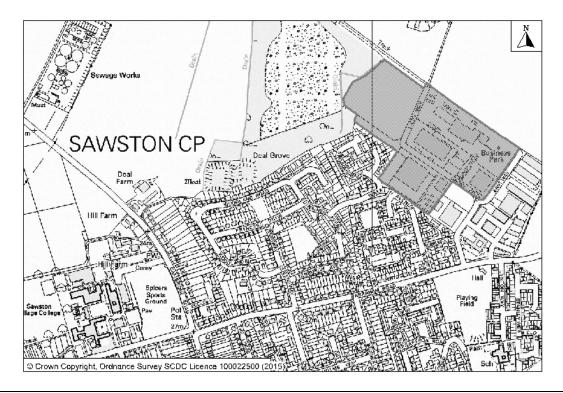
	111	 
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	1 (1 12 1	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		775m to nearest bus stop ACF (Sawston,
		Babraham Road)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		40 Minutes (Sawston, Babraham Road to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		` '
Centre		9.16km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,589m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	1
	safer for public	
	transport, walking	
	or cycling facilities?	
	or byoming radinates:	

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

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

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

Map:



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

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

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

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

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

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

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

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

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	DARK GREEN =Would remove existing significant source of pollution.  This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)

	1	
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
	14/11/12	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
BIODIVERSITY	<u> </u>	impact on groundwater,
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Oiles	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	(epaste coala sogatos).
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
110	site or immediately	any protected trees
	adjacent protected	any proteoted trees
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	, g	

	the second and become of		
	through delivery of		Noutral impact (existing factures retained
	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, 7	TOWNSCAPE AND C	ULTURAL HE	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?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of
			commercial buildings and open storage
			areas. Redevelopment for residential could
			improve the harsh village edge in this
			location.
Townscape	Will it maintain and		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		Minor Docitive Import / Dovelopment would
	character, including		Minor Positive Impact (Development would
	through		relate to local townscape character and
	appropriate design		offer opportunities for enhancement). The
	and scale of		site is occupied by a variety of commercial
	development?		buildings and open storage areas.
			Redevelopment for residential could
			improve the harsh village edge in this
_			location.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHAI			
CLIMA I L CITA	10L		

Renewables	Will it support the	AMBER = Standard requirements for
T TO TO WAS 100	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	
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 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.
		0.5km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		494m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation 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?	Beyond 1,000m from nearest centre ACF (1,098m to Sawston, 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	R = >800m
	centre or GP service?	1,822m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local	AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs	proposed directly as a result of the development.
	etc?)	
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.  No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)  Shopping	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?  Will it protect the shopping hierarchy,	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km  2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is currently vacant (since 2008), or occupied by low intensity uses.

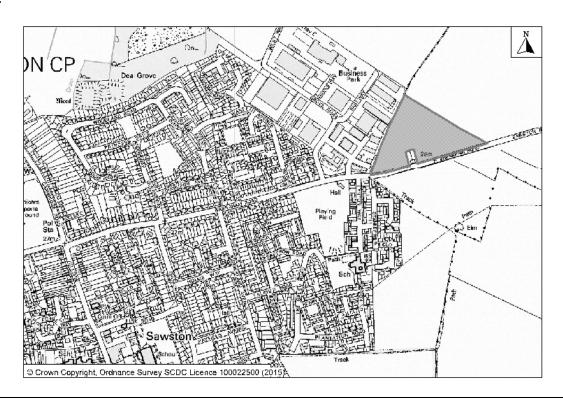
	T	<u> </u>
		Impact mitigated by inclusion of 30,000sq ft new floorspace with higher employment potential.
Utilities	Will it improve the level of investment in key community	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m  374m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km  1.1km ACF from centre of site to Sawston Village College.
TRANSPORT	l	
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below  Total Score of 13
Distance: bus stop / rail station		A = Within 800m (3)  625m to nearest bus stop ACF (Sawston,
Frequency of		Churchfield Avenue) G = 20 minute frequency (4)

Dudelie		
Public		. (0::: 7)
Transport		20 minute service (Citi 7)
Public		A = 41 to 50 minutes (2)
transport		
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		( )
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,181m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	, and a second s
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	AWBER = No Impacts
1 aciiiles	<u> </u>	The Highway Authority will require now
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC313	
Consultation Reference numbers: H6 (I&O	2013 part 2)

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

Мар:



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

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.64 hectares

Potential residential capacity: 80 dwellings (30 dph)

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

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

	naturo		groopenage No or negligible imposts
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		Tiotwork illino.
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	1		••
	restoration (helping		provision of hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		, 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
IIIIIastiuctuie			
	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, 1	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
	STATAGET:		capable of being made compatible with local
			landscape character). Loss of land in Green
			Bolt would have an advarsa immed as
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			Green Belt purposes. Assumptions for a neutral impact include that appropriate
			Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be
			Green Belt purposes. Assumptions for a neutral impact include that appropriate

	1	
		have a positive impact upon the landscape
		setting of Sawston provided the design
		makes a generous provision of land to
		ensure a soft green edge to the east.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
	·	achieved through the development process.
		Adjoins industrial estate to the west.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
	the development of	purposes
	this site have on	' '
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	Neutral impact (existing features retained,
	archaeological, or	or appropriate mitigation possible).
	cultural interest	or oppropriate transgament processors).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	do ronopinioni processi
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	Tomorisa incana appriy
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
l lood raion	io ono at nood non	ORELITY FROM LONG TO HOR HOR
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	⊥ ΓH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
5p3.1 <b>3</b> p400	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	p.o. aca onone
	space?	Neutral impact (existing features retained or
	opaco:	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLER - CHAIT OF ORBITO PROVISION
Facilities	sports facilities?	0.4km ACF from centre of the site to playing
1 donities		field south of Babraham Road and west of
	1	note 30th of Dabianam Road and West Of

		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	AWBER = 400 000m
1 domaio	for children and	411m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 Wibert - No Impaot
114101101	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The second secon
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,175m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,761m 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	A. 6 1000 1 1 1 1 1 1 1 1 1 1 1 1 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
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	poosisio:
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	· · · · · ·
	communities?	Separated from existing residential areas by
		business park
ECONOMY	T_	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

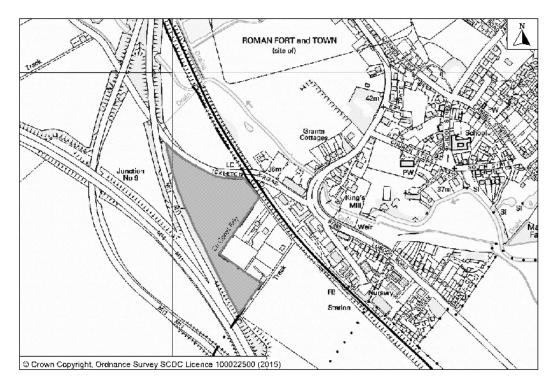
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Channing		CDEEN No offeet or would over out the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
7 1000001011111	employment	1.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
	Certife:	Campus & Wellcome Trust Genome
		•
Englished and	NA/ a salal	Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	i communications	There is insufficient spare mains water
	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to
	infrastructure and	capacity within the distribution zone to
		capacity within the distribution zone to supply the number of proposed properties
	infrastructure and	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites
	infrastructure and	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
	infrastructure and	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will
	infrastructure and	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely
	infrastructure and broadband?	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
Education	infrastructure and broadband?  Is there sufficient	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient,
Education Capacity	infrastructure and broadband?  Is there sufficient education	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	infrastructure and broadband?  Is there sufficient	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	infrastructure and broadband?  Is there sufficient education	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant
	infrastructure and broadband?  Is there sufficient education capacity?	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
	infrastructure and broadband?  Is there sufficient education	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant
Capacity	infrastructure and broadband?  Is there sufficient education capacity?	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
Capacity  Distance:	Is there sufficient education capacity?	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.
Capacity  Distance: Primary	Is there sufficient education capacity?  How far is the nearest primary	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield
Capacity  Distance: Primary	Is there sufficient education capacity?  How far is the nearest primary	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m
Distance: Primary School Distance:	Is there sufficient education capacity?  How far is the nearest primary school?  How far is the	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.
Distance: Primary School Distance: Secondary	Is there sufficient education capacity?  How far is the nearest primary school?  How far is the nearest secondary	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.  A = 1 to 3 km
Distance: Primary School Distance:	Is there sufficient education capacity?  How far is the nearest primary school?  How far is the	capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  School capacity not sufficient, but significant issues can be adequately addressed.  A = 400 - 800m  431m ACF from centre of site to Icknield Primary School, Sawston.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below  Total Score of 12
Distance: bus stop / rail station		R = Within 1,000m (2)  830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre Distance for cycling to City Centre		R = 41 to 50 minutes (2)  41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)  G = 5km to 10km (4)  9.56km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m  3,084m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.  No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

	Site Information	
	Development Sequence	Rural Centre
Site reference number(s): SC330		
	Consultation Reference numbers:	

Site name/address: Land adjacent to Whiteways, Ickleton Road, Great Chesterford





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

Current use(s): Agricultural

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

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

Potential residential capacity: 88 dwellings (30 dph)

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

	versatile	site but all Grade 2.
	agricultural land?	Sile put all Graue Z.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
······································	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	A large part of the site is within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION	T	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	Oit a line on a second of all maller than with
	impact/worsening	Site lies near source of air pollution with
	of air quality?	minor negative impacts incapable of mitigation. Site lies adjacent to the M11 /
		A11 and mainline railway.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
710(11)71	near to an AQMA,	A14
	the M11 or the	
	A14?	20m ACF from edge of site to M11.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	The site is subject to traffic and railway
	is developed, as a	noise. Significant levels of ambient / diffuse
	receptor or	traffic noise dominant the environment both
	generator	during the day and night. This site requires
	(including	full noise and air quality assessments
	compatibility with neighbouring	including consideration of any noise attenuation measures such as noise
	uses)?	barriers / berms.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Comanination	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u> 	Custamable Pramage Cystems (Guus).
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	

	1		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		, .
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	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.
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) - the site does not relate well to
	and scale of	Great Chesterford, separated from the built-
	development?	up area by the mainline railway line on an
	a croispinionin	embankment.
Green Belt	What effect would	GREEN = No impact or Minor positive
Oleen beit		·
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	•
	-	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
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	
	Will it increase the	GREEN = Assumes minimum on-site
opon opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
		provided drisite
	accessible open	
Dietonas	space? How far is the	CDEEN - 41km or anaita provision
Distance:		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.71
Facilities	sports facilities?	0.7km ACF from centre of the site to Great
		Chesterford Recreation Ground.
Distance: Play	How far is the	AMBER =400 - 800m
Facilities	nearest play space	
	for children and	792m ACF from centre of the site to Great
	teenagers?	Chesterford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	1
	accommodation	No effect on pitch or plot provision.
		The street of protein of protein protein
	needs of Gynsies	
	needs of Gypsies	
	and Travellers and	

		T
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	B 14000 (
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,381m to Ickleton, Abbey Street)
Distance Cit	11	Within 800m of Great Chesterford Centre
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A =400 800m
Service	nearest health	A =400 000III
Service	centre or GP	633m ACF from centre of site to The Gold
	service?	Street Surgery – Great Chesterford Branch.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	candidate. J. manganon propodody.
	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
Into quations	How well would #	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on	existing communities / isolated and/or
Communities	the site integrate with existing	separated by non-residential land uses
	communities?	The site does not relate well to Great
	Communico:	Chesterford, separated from the built-up
		area by the mainline railway line on an
		embankment.
ECONOMY	<u> </u>	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	ODEEN N. W.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	

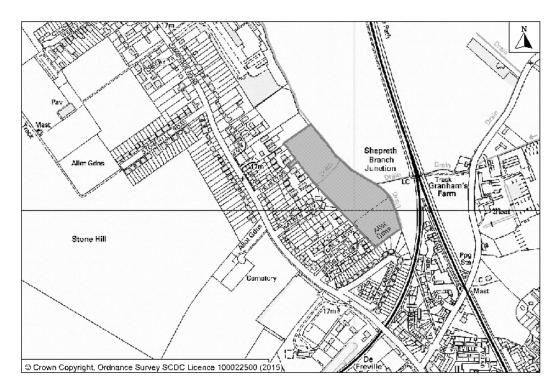
		1	
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	town, district and		which include retail, offices, or leisure uses.
	local centres?		,,,
Employment -	How far is the		RED = >3km
			NED = >3KIII
Accessibility	nearest main		0.01 4.05 ( ) ( ) ( ) ( )
	employment		6.3km ACF from centre of site to South
	centre?		Cambridgeshire 017D (Babraham Research
			Campus & Wellcome Trust Genome
			Campus)
Employment -	Would		G = No loss of employment land / allocation
Land	development result		is for employment development
	in the loss of		· · · · · · · · · · · · · · · · · · ·
	employment land,		
	or deliver new		
Liche	employment land?		AMPED Circuitisant Lillian
Utilities	Will it improve the		AMBER = Significant upgrades likely to be
	level of investment		required, constraints capable of appropriate
	in key community		mitigation
	services and		
	infrastructure,		Major utilities Infrastructure improvements
	including		required, but constraints can be addressed.
	communications		The electricity, mains water, gas and
	infrastructure and		sewerage systems will need reinforcement
	broadband?		to increase capacity.
Education	Is there sufficient		
			AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
	capacity?		<u></u>
			School capacity not sufficient, but significant
			issues can be adequately addressed.
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		653m ACF from centre of site to Great
			Chesterford Primary Academy.
Distance:	How far is the		R = Greater than 3km
Secondary	nearest secondary		it - Cioatoi tilali olili
School	school?		5.8km ACF from centre of site to Saffron
Scriooi	SCHOOL:		
TDANODODT			Walden County High School.
TRANSPORT	100		DED N. P
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)?		Tanoport (Tract 1)
Cuotoinabla			CDEEN - Coord 15 10 from 1 oritoria halani
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has		
Score (SCDC)	been developed to		Total Score of 18.
	consider access to		
	and quality of		
	•		

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

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

**Consultation Reference numbers:** 

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



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

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

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

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

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

Potential residential capacity: 63 dwellings (30 dph)

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Agricultural Land	development lead	ANDER = MINO 1055 OF GRADE 1 AND 2 MINO
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willicials	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	10001700.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
, , , , , , , , , , , , , , , , , , ,	development of the	impact.
	sites result in an	F
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	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. It is likely that railway noise and
	receptor or	vibration transport sources can be abated to
	generator	an acceptable level with careful noise
	(including	mitigation.
	compatibility with	
	neighbouring	
Contamination	uses)? Is there possible	CDEEN - Site not within or adjacent to an
Contamination	contamination on	GREEN = Site not within or adjacent to an area with a history of contamination
	the site?	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	95.0011
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
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	

	1 . , , ,		7
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		J 1
	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		any protostou mose
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
1 1 1 1	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		. g
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of the site would
			result in further encroachment of
			development into the transitional area of
			enclosed fields that provide a softer edge to
			the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
			in the contraction of the contra
	diversity and		mitigation measures possible
	diversity and distinctiveness of		mitigation measures possible.

Over a Delt	townscape character, including through appropriate design and scale of development?		Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of the site would create development contrary to the ribbon development character of this area of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting  Neutral impact (existing features retained, or appropriate mitigation possible).  Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	_		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk  The majority of the site is Flood Zone 1. A small area is in Flood Zones 2 and 3.
HUMAN HEAL	TH AND WELL BEING	j	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km  1.3km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m  1,244m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

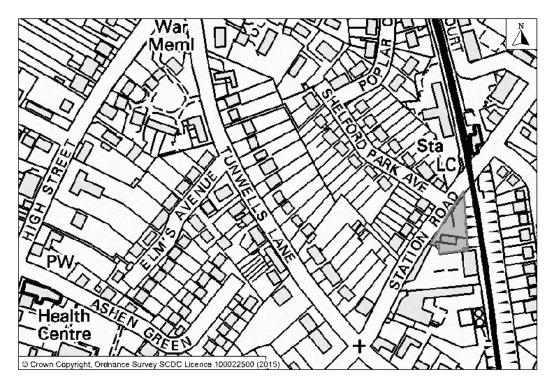
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = 2000111
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Local Centre		
D: ( 0:)	centre?	(1,128m to Great Shelford, Woollards Lane)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,053m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	canoracion, miniganon 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?)	ODEEN D. I. I. I. I.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	,
	communities?	Large area of backland development within
		an area characterised by linear
ECONOMY	ı	2 2 2 2 a. 2 a. 2 a. 3 a. 3 a. 3
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Sambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	•	iviuitipie 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
	1ay and videinty	1ay or riability or oxioting controls file

	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
,	employment	2.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	la for employment development
	employment land,	
	or deliver new	
1.14:11:41	employment land?	ODEEN Eviation infractionality to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints sair so appropriatory magates
	capacity.	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	K = 2000III
School	school?	1 100m ACE from control of cito to Croot 9
SCHOOL	SCHOOL?	1,190m ACF from centre of site to Great &
Distance	Harri famila da a	Little Shelford C of E Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	2.122.1 Socio lo lo light a dilicha bolow
Score (SCDC)	been developed to	Total Score of 17
30016 (3000)	consider access to	Total Stole of 17
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		· ,
station		240m to nearest bus stop ACF (Great
		Shelford, Bridge Close)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		32 Minutes (Great Shelford, Bridge Close to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.49km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	954m ACF from centre of the site to
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. The site has
		access to More's Meadow and The Hectare.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Мар:



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

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

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

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

Site size (ha): South Cambridgeshire: 0.12 ha

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

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

	land?	
Agricultural Land	Would development lead	GREEN = Neutral. Development would not
Lanu	to the loss of the	affect grade 1 and 2 land.
	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	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	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 and vibration	adequate mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some possible noise and vibration
	receptor or	from adjacent railway line which should be
	generator	possible to mitigate. Also potential noise
	(including	from neighbouring office buildings that
	compatibility with	would require investigation and may require
	neighbouring	offsite mitigation.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		The site has previously been subject to a
		preliminary contamination assessment and
		would require further site investigation.
		Potential for minor benefits through
\\ \	AACH St	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (SuDS).
BIODIVERSITY	·		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  Neutral impact (existing features retained, or appropriate mitigation possible).  Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, T	OWNSCAPE 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	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	improvemente)
	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	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,	, y
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible). Some
	(including	impact on the setting of the Conservation
	conservation	Area. Archaeological potential will require
	areas, listed	further information but the assumption for a
	buildings,	neutral impact is that it is likely appropriate
	registered parks	mitigation can be achieved through the
	and gardens and	development process.
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
	nood nort	Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HIIMAN HEALT	TH AND WELL BEING	carmot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space		
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
<b>D</b> : .	space?	ODEEN 41 11 11
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 Great
		Shelford Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	431m ACF from centre of the site to Great
I		

	teenagers?		Shelford Recreation Ground.		
Gypsy &	Will it provide for		AMBER = No Impact		
Traveller	the		7 WBER - No Impaot		
Travolloi	accommodation				
	needs of Gypsies				
	and Travellers and				
	Travelling				
	Showpeople?				
Distance:	How far is the site		A = 400 - 800m		
District or	from the nearest		A = 400 - 600111		
Local Centre	District or Local		426m ACF to Woollards Lane which is		
Local Certile	centre?				
	Cernie:		surrounded by a large number of services and facilities.		
Distance City	How far is the site		R = >800m		
Distance: City			K = >000III		
Centre	from edge of				
	defined Cambridge				
	City Centre?				
Distance: GP	How far is the		G = <400m		
			G = <400m		
Service	nearest health		200m ACE from control of site to Chalford		
	centre or GP		388m ACF from centre of site to Shelford		
Marri anal	service?		Health Centre.		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
	of key local		B 1 1 10 10 11 1		
	services and		Development would result in the loss of		
	facilities including		existing facilities, minor negative impact.		
	health, education		The site has planning permission for		
	and leisure (shops,		residential development, the pub has been		
	post offices, pubs		closed since 2009 and there are other local		
.,	etc?)		pubs.		
Community	Will it encourage		GREEN = Development would not lead to		
Facilities	and enable		the loss of any community facilities or		
	engagement in		replacement / appropriate mitigation		
	community		possible		
	activities?		NIL COURCE LOCAL CONTRACTOR		
			No facilities lost, and no new facilities		
			proposed directly as a result of the		
la Cara d'	11		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				
E00NG:57	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				
i de la companya de	result in				

	T	1
	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
		1
	town, district and	which include retail, offices, or leisure uses.
	local centres?	AMPER
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
	omployment land.	which include retail, offices, or leisure uses.
Utilities	Mill it improve the	
Otilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japaony	capacity?	constraints can be appropriately intigated
	oupaoity:	School capacity not sufficient, but significant
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Diotoros	How for in the	A 400 900m
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	704 4054
School	school?	721m ACF from centre of site to Great &
		Little Shelford Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT	1	<u> </u>
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
		* *
	the site?	high cycle accident rate to access local

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

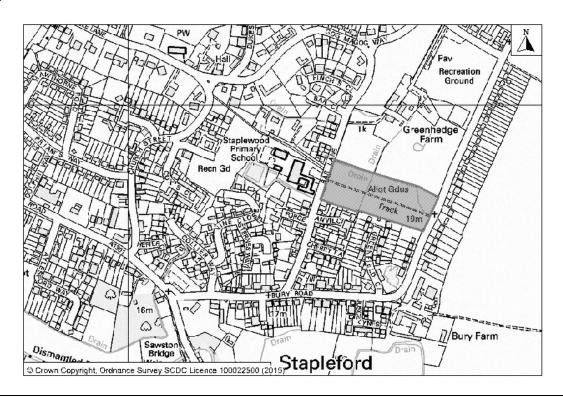
transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement
	to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Rural Centre
0:1 (-) 00 000	

Site reference number(s): SC 033 Consultation Reference numbers:

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

## Мар:



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

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

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

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

Current use(s): Allotments

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

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

Potential residential capacity: 52 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously	
	developed	
	land?	005511 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
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
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Poliution		-
	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
	the site?	
		The site is used as allotments so may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	()
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Oilos	Throtocion sheries	to acognated for flature conservation of

	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		
Diadius aitu	sites)		AMPED Development would be a
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
			domeved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Within the northern boundary hedgerow are
	Preservation Order		a group of trees, which have a TPO on
	(TPO)?		•
	( 5).		them. They consist of 2 ash and 1 field
			maple. Since they are on the edge of the
			site they could be protected if the site were
			to be developed.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIasiiuciuie			of appropriate mitigation
	and green spaces,		or appropriate miligation
	through delivery of		Naviori lange of facilities for the state 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
	İ.		l development process
LANDSCAPE,			development process.
	│ 「OWNSCAPE AND C	ULTURAL HI	
	TOWNSCAPE AND C Will it maintain and	ULTURAL HI	RITAGE
Landscape	Will it maintain and	ULTURAL HI	ERITAGE  AMBER = negative impact on landscape
	Will it maintain and enhance the	ULTURAL HI	RITAGE
	Will it maintain and enhance the diversity and	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.
	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor
	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - the site is an important area of open green
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -

			sanarata farmetoade
Townscand	Will it maintain and		separate farmsteads.
Townscape	enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
			, ,
	diversity and distinctiveness of		local townscape character, or provide minor
			improvements)
	townscape		Noutral impact (gaparally compatible or
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design and scale of		townscape character). Assumptions for a neutral impact include that appropriate
	development?		design and mitigation measures would be
	development:		achieved through the development process.
			achieved infought the development process.
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including		adverse impact on setting of listed buildings.
	conservation		Archaeological potential will require further
	areas, listed		information but the assumption for a neutral
	buildings,		impact is that it is likely appropriate
	registered parks		mitigation can be achieved through the
	and gardens and		development process.
	scheduled		
CLIMATE CHA	monuments)?		
Renewables	Will it support the		AMBER = Standard requirements for
1/ellewables	use of renewable		renewables would apply
	energy resources?		Terrewables would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
i lood i tiot	flood risk?		ONLER - FROM ZORO 1 / IOW HON
	nood nor.		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	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?		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?		0.3km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		219m ACF from centre of the site to

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

		1
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
3	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?	which include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
		NED = >3KIII
Accessibility	nearest main	2 Olymp ACE from control of cita to Comphyidae
	employment	3.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately intigated
	oupacity:	School capacity not sufficient, but significant
		issues can be adequately addressed
		• • •
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	178m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
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
		5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -

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

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

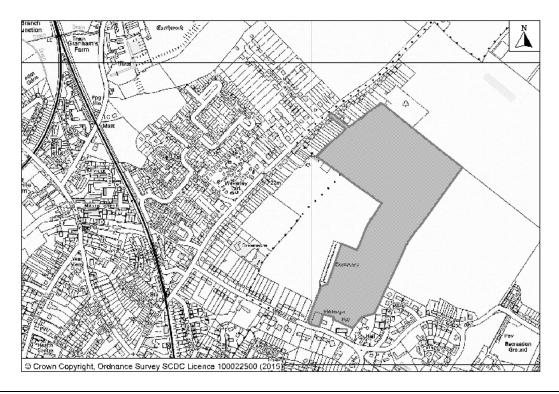
Site Information	
Development Sequence	Rural Centre
0'4 ( ) 00 044	

Site reference number(s): SC 041

**Consultation Reference numbers:** 

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

## Мар:



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

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

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

Proposed use(s): 676 dwellings with allotments

Site size (ha): South Cambridgeshire: 16.93 ha

Potential residential capacity: 254 dwellings (30 dph)

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

	voractila		aita ingluding Crada 2		
	versatile agricultural land?		site including Grade 2.		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or		
Willierais	sterilisation of		safeguarded area.		
	economic mineral		Salegualueu alea.		
	reserves?				
POLLUTION	10001700.				
Air Quality	Would the		AMBER = Site lies near source of air		
·,,	development of the		pollution, or development could impact on		
	sites result in an		air quality adverse impacts		
	adverse		·		
	impact/worsening		Development could impact on air quality,		
	of air quality?		with minor negative impacts incapable of		
			mitigation. The site is of a significant size		
			and there is a potential for an increase in		
			traffic and static emissions that could affect		
A O N A A	1- (1 2) 90.2		local air quality.		
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or		
	near to an AQMA, the M11 or the		A14		
	A14?				
Pollution	Are there potential		GREEN = No adverse effects or capable of		
1 Ollution	Odour, light noise		full mitigation		
	and vibration		Tun mugation		
	problems if the site		Development compatible with neighbouring		
	is developed, as a		uses. Some minor to moderate additional		
	receptor or		road traffic noise generation on existing		
	generator		residential due to development related car		
	(including		movements but dependent on location of		
	compatibility with		site entrance - Mingle Lane / Station Road.		
	neighbouring				
	uses)?				
Contamination	Is there possible		GREEN = Site not within or adjacent to an		
	contamination on		area with a history of contamination		
10/545.0	the site?		CDEEN No import / Complete of full		
Water	Will it protect and		GREEN = No impact / Capable of full		
	where possible enhance the quality		mitigation		
	of the water		Development unlikely to effect water quality.		
	environment?		Assumptions for a neutral impact are that		
	SHVII SHIIII SHITE:		appropriate standards and pollution control		
			measures will be achieved through the		
			development process, e.g. as part of		
			Sustainable Drainage Systems (SuDS).		
BIODIVERSITY	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				

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		ŭ
	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		defile ved till odgit tile de velopinent 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 some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magazion
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiastractare:		that appropriate design and mitigation
			measures would be achieved through the
LANDCCADE	TOWNICCA DE AND C	III TUDAL III	development process.
-	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (development
	character?		conflicts with landscape character,
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in further encroachment of the built
			area into the strongly rolling chalk hills rising
			from the village edge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
- Cilliocapo	enhance the		character, incapable of mitigation.
	diversity and		onaractor, moapable of finingation.
	distinctiveness of		Minor negative impact (development
			· · · ·
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.

		T
	and scale of	
0 5 "	development?	DED 0: ''' / ''
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
	purposes?	D=D 011 1 11 11
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	Circuitia ant un mativa insurant au historia
	(including	Significant negative impact on historic
	conservation	assets (incapable of satisfactory mitigation)
	areas, listed	- the site is part of the settings of listed
	buildings,	buildings and the Great Shelford
	registered parks	Conservation Area. Archaeological potential
	and gardens and scheduled	will require further information but it is likely
		appropriate mitigation can be achieved
CLIMATE CHA	monuments)?	through the development process.
		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 within at	GREEN = Flood Zone 1 / low risk
	flood risk?	Flood Zono 1 and no drainage issues that
		Flood Zone 1 and no drainage issues that
	⊥ ΓH AND WELL BEING	cannot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW = < IMIT of offsite provision
Facilities	sports facilities?	Assume onside provision as site of over 200
1 dominos	oporto racintico:	dwellings, which would be required to
		deliver on site facilities to meet policy.
		denver en ene raemaes to meet peney.
		0.6km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		528m ACF from centre of the site to
		Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	

needs of Gypsies	
and Travellers and	
Travelling	
Showpeople?	
Distance: How far is the site $R = 800r$	n
District or from the nearest	
	CF to Woollards Lane, Stapleford
,	urrounded by a large number of
	and facilities.
	"
Centre from edge of	
defined Cambridge	
City Centre?	
Distance: GP How far is the R = >800r	m
Service nearest health	
	CF from centre of site to Shelford
service?	
	No impact on facilities (or
	ry mitigation proposed).
of key local	iy ililigation proposed).
	tion or improved existing facilities
	ties or improved existing facilities
	sed of minor benefit. Allotments
·	sed as part of the development.
and leisure (shops,	
post offices, pubs	
etc?)	
	Development would not lead to
	f any community facilities or
	ent / appropriate mitigation
community possible	
activities?	
	es lost, and no new facilities
	directly as a result of the
developme	
	nited scope for integration with
	ommunities / isolated and/or
Communities the site integrate separated	by non-residential land uses
with existing	
communities? Large site	which wraps around two other
sites, leav	ring an undeveloped area in the
	less sites 212 and 207 are also
developed	d.
ECONOMY	
·	Not within or adjacent to the 40%
	ived Super Output Areas within
	e according to the Index of
	• •
deprivation particularly in Multiple D	e according to the Index of
deprivation Multiple D	e according to the Index of
deprivation particularly in Multiple D	e according to the Index of
deprivation particularly in Abbey Ward and	e according to the Index of
deprivation particularly in Abbey Ward and Kings Hedges?	e according to the Index of

	donaired words of	
	deprived wards of Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	•	Development would have no offect on
	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	AIVIDEN = 1-3KIII
Accessibility	employment	2.5km ACF form centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
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	mugation
	infrastructure,	Major utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	reinforcement of the gas network. There is
	broadband?	insufficient spare mains water capacity
	broadbaria:	within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. Development of this
		site is likely to require local and upstream
		reinforcement of the electricity network. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	salar salar sa speragnator, mingator
	1 7	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. – <del>1</del> 00 - 000111
School	school?	639m ACF from centre of site to Stapleford
3011001	3011001:	Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A - 1 10 0 MII
School	school?	2.8km ACF from centre of site to Sawston
001001	3011001:	Village College.
TRANSPORT	L	vinago Odnogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	uno ono:	riigii oyolo addiadiit rate to addess iddal

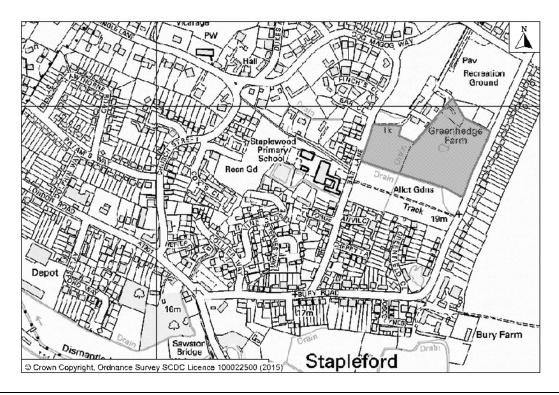
		facilities/school. Poor quality off road path.
Is there High		AMBER = service meets requirements of
		high quality public transport in most but not
		all instances
. ` `		
,		AMBER = Score 10-14 from 4 criteria below
		7 III DEIX COOLS TO TELLOIN FORMANDOIS
		Total score of 13
-		. 6.6
		R = Within 1,000m (2)
		393m ACF from the centre of the site to
		nearest bus stop (31 service).
		878m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
		G = 20 minute frequency (4)
		31 service - Less than hourly service.
		31 301 VICC - LC33 than flourly 301 VICC.
		Citi 7 - 20 minute service.
		A = 31 to 40 minutes (3)
		31 bus service takes 19 minutes from
		Shelford to Cambridge.
		O'C 7 has sended taken 00 minutes (man
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
		G = 5km to 10km (4)
		C 11 km ACE from the control of the cite to
		6.41km ACF from the centre of the site to
How far is the site		Cambridge Market.) R = >800m
		N = >000III
		828m ACF from centre of the site to Great
		Shelford Station.
		GREEN = No capacity / access constraints
		identified that cannot be fully mitigated
		The state of the s
where there is		
Will it make the		AMBER = No impacts
transport network		<u>'</u>
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
	available capacity? Will it make the transport network safer for public transport, walking	Quality Public Transport (at edge of site)?  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  How far is the site from an existing or proposed train station?  Will it provide safe access to the highway network, where there is available capacity?  Will it make the transport, walking

	to public transport, walking or c	ycling
	facilities.	

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

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

Мар:



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

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

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

Current use(s): Paddocks

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

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

Potential residential capacity: 63 dwellings (30 dph)

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

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

	1		
			isolation in the middle of the southern part
	14711.76		of the eastern paddock.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and	OLI ORAL III	AMBER = negative impact on landscape
Lanuscape	enhance the		·
			character, incapable of mitigation.
	diversity and		Min on Nove the class of the contract
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -If
			the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects
			the rural character of this part of the village.
			The site is enclosed farmland.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
,	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvemente)
	character, including		Minor Negative Impact (development
	through		conflicts with townscape character, minor
	appropriate design		negative impacts incapable of mitigation) -
	and scale of		Both paddocks that make up the site bring a
	development?		very distinct rural character into this part of
			Stapleford bringing an intrusion of
			countryside into the urban form of the
			village.
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		, , , , , , , , , , , , , , , , , , , ,
	cultural interest		Minor negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) – site
	conservation		forms an important part of the setting of
	areas, listed		Listed buildings in Bar Lane and its
	buildings,		development would result in loss of
	registered parks		openness and functional rural setting.
	and gardens and		Some adverse impact on setting of listed

	scheduled monuments)?		buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
CLIMATE CHA	NCE		achieved through the development process.
Renewables	Will it support the		AMBER = Standard requirements for
Kenewabies	use of renewable energy resources?		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 HEAL	TH AND WELL BEING	<b>)</b>	
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). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space for children and teenagers?		127m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		·
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		1,430m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP	How far is the		R =>800m
Service	nearest health centre or GP service?		1,427m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).
. 40100	I guanty and range		candidatory mingunom proposody.

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

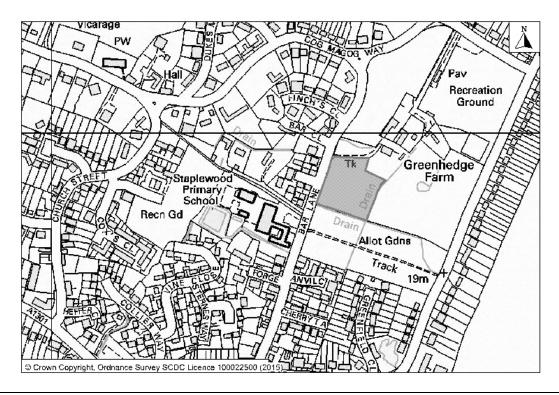
	services and	Minor Utilities Infrastructure improvements
	infrastructure, including	required, but constraints can be addressed. There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbaria.	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?	212m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	2.2km ACE from control of site to Country
School	school?	2.2km ACF from centre of site to Sawston
TRANSPORT		Village College.
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
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 15
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
	.car ontona bolow.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		106m ACF from the centre of the site to
		nearest bus stop (31 service).
		, ,
		569m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - Less than hourly service.
		Citi 7 - 20 minute service.
		Oli 7 Zo minuto solvido.

Public		A = 31 to 40 minutes (3)
transport		7. 0.1 10 111111111111111111111111111111
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
,		Ü
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		, ,
Centre		7.07km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,125m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

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

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

## Мар:



## Site description:

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

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

Current use(s): Paddock

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

Site size (ha): South Cambridgeshire: 0.72 ha

Potential residential capacity: 15 dwellings (30 dph)

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

Land	development lead		affect grade 1 and 2 land.	
Land	to the loss of the		and grade i and z land.	
	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	
AQIVIA	near to an AQMA,		A14	
	the M11 or the		,	
	A14?			
Pollution	Are there potential		GREEN = No adverse effects or capable of	
	Odour, light noise		full mitigation	
	and vibration			
	problems if the site		Development compatible with neighbouring	
	is developed, as a		uses.	
	receptor or			
	generator			
	(including			
	compatibility with			
	neighbouring uses)?			
Contamination	Is there possible		AMBER = Site partially within or adjacent to	
Comamiation	contamination on		an area with a history of contamination, or	
	the site?		capable of remediation appropriate to	
			proposed development (potential to achieve	
			benefits subject to appropriate mitigation)	
			The site is in agricultural / farm use so may	
			have contaminated land. Potential for minor	
			benefits through remediation of minor	
Matan	MCII it must a straight		contamination.	
Water	Will it protect and		GREEN = No impact / Capable of full	
	where possible enhance the quality		mitigation	
	of the water		Development unlikely to affect water quality.	
	environment?		Assumptions for a neutral impact are that	
	OHVIIOHIIIOHU:		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	

	T		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Distantions	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
			Accumptions for a noutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are four protected individual ash trees
	Preservation Order		in the hedgerow that divides the site from
	(TPO)?		the adjacent field to the east; There are two
	( 5).		pine and one ash trees growing on the
			northern boundary close to Greenhedge
			Farm garden.
Green	Will it improve		AMBER = No significant opportunities or
	•		
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Navital frame and A. C. C. A.
	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) - If
	Silarastor.		the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects

		d 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
		the rural character of this part of the village.
<b>-</b>	AACH 'C ' C ' I	The site is enclosed farmland.
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	Paddock bring a very distinct rural character
	appropriate design	into this part of Stapleford bringing an
	and scale of	intrusion of countryside into the urban form
	development?	of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	' '
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacto capable of appropriate imagation
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
		Listed buildings in Bar Lane and its
	areas, listed	
	buildings,	development would result in loss of
	registered parks	openness and functional rural setting.
	and gardens and	Some adverse impact on setting of listed
	scheduled	buildings. Archaeological potential will
	monuments)?	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?	
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
<b>HUMAN HEAL</b>	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?	Neutral impact (existing features retained or
	-150.00.	appropriate mitigation). Promoter willing to
		release land for some additional open
		space. This land is currently allocated for
		recreational use in Site Specific Polices
		DPD.
Dietanos:	How far is the	
Distance:	I ITOW IAI IS LITE	GREEN = <1km or onsite provision

Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	- O. (100)
1 dominos	for children and	183m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 and 21 confidence
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,352m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,349m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	No facilities lost, and no new facilities
Community Facilities	Will it encourage and enable	proposed directly as a result of the
i aciiilicə	engagement in	development.
	community	
	activities?	
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
30	with existing	Separated by Herri recidential land door
	communities?	Site does not relate well with the built area
		unless developed in conjunction with
		adjoining site 033 to the south.
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
	1	1 4 10 1 5 1 10 5040
	deprivation particularly in	Multiple Deprivation 2010.

	Abbey Ward and				
	Kings Hedges?				
	Would allocation				
	result in				
	development in				
	deprived wards of				
	Cambridge?				
Shopping	Will it protect the		GREEN = No effect or would support the		
Chopping	shopping		vitality and viability of existing centres		
	hierarchy,		Vitality and viability of existing centres		
	supporting the		Development would have no effect on		
	vitality and viability		vitality or viability of existing centres. The		
	of Cambridge,		indicator is likely to apply particularly to sites		
	town, district and		which include retail, offices, or leisure uses.		
	local centres?		DED. O		
Employment -	How far is the		RED = >3km		
Accessibility	nearest main				
	employment		3.1km ACF from centre of site to Cambridge		
	centre?		013D (Addenbrooke's site)		
Employment -	Would		G = No loss of employment land / allocation		
Land	development result		is for employment development		
	in the loss of				
	employment land,				
	or deliver new				
	employment land?				
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be		
	level of investment		sufficient		
	in key community				
	services and		Minor Utilities Infrastructure improvements		
	infrastructure,		required, but constraints can be addressed.		
	including		There is insufficient spare mains water		
	communications		capacity within the distribution zone to		
	infrastructure and		supply the number of proposed properties		
	broadband?		which could arise if all the SHLAA sites		
	broadbarid:				
			within the zone were to be developed. The		
Edward's a	In the suppose of the least		sewage network is approaching capacity.		
Education	Is there sufficient		AMBER = School capacity not sufficient,		
Capacity	education		constraints can be appropriately mitigated		
	capacity?		<b>.</b>		
			School capacity not sufficient, but		
			significant issues can be adequately		
			addressed		
Distance:	How far is the		G = <400 m		
Primary	nearest primary				
School	school?		140m ACF from centre of site to Stapleford		
			Primary School.		
Distance:	How far is the		A = 1 to 3 km		
Secondary	nearest secondary				
School	school?		2.2km ACF from centre of site to Sawston		
			Village College.		
TRANSPORT					
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane		
3,5.5 1100100	routes are		less than 1.5m width with medium volume of		
	accessible near to		traffic. Having to cross a busy junction with		
l	accessible Heal (0		traine. Traving to cross a busy junction with		

HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Sustainable Transport Score (SCDC)  Distance: bus stop / rail station  Distancery of Public Transport  Frequency of Public Transport  Transport  Transport  Transport  Distance bus stop / rail station  Distance bus stop / rail Station  Distance of transport  Transport  Transport  Distance of transport  Tra		the site?	high cycle accident rate to access local
Quality Public Transport (at edge of site)?  Sustainable Transport Scorie (SCDC)  Scorie (SCDC)  Sustainable Transport Scorie (SCDC)  Distance: bus stop / rail station  Distancer of Public Transport  Frequency of Public Transport  Public Transport  Transport  Transport  Frequency of Public Transport  Distance: bus stop (Tail station)  Transport  Transport  Transport  Transport  Distance: Citi 7 - 20 minute service.  Citi 7 - 20 minutes service.  Citi 7 - 20 minutes service.  Citi 7 bus service takes 19 minutes from Shelford to Cambridge.  Citi 7 bus service takes 36 minutes from Shelford to Cambridge.  Distance for cycling to City Centre  Distance: Railway  Distance: Railway  Station  Public transport  City Centre  City Centre  Distance for cycling to City Centre  Distance: Railway  Station  Public transport  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Will it make the  AMBER = No impacts			
Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Scoring Scori	HQPT	Is there High	
Sustainable Transport Score (SCDC) Scoring Scoring Scoring Score (SCDC)  Scoring Scori		Quality Public	
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.  Distance: bus stop / rail station  Distance requency of Public Transport  Transport  Frequency of Public Transport  Transport  Distance for cycling to City Centre  Distance for cycling to City Centre  Distance: How far is the site from an existing or proposed train station?  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Will it make the   Soring GREEN = Score 15-19 from 4 criteria below  Total score of 15.  GREEN = Score 15-19 from 4 criteria below  Total score of 15.  GREEN = Score 15-19 from 4 criteria below  Total score of 15.  GREEN = Score 15-19 from 4 criteria below  Total score of 15.  GREEN = Score 15-19 from 4 criteria below  Total score of 15.  GREEN = Score 15-19 from 4 criteria below  Total score of 15.   GREEN = Score 15-19 from 4 criteria below  Total score of 15.   Total score of 15.   GREEN = Score 15-19 from 4 criteria below  Total score of 15.   Total score of 15.   GREEN = Score 15-19 from 4 criteria below  Total score of 15.   Total score of 15.   Total score of 15.   GREEN = Score 15-19 from 4 criteria below  Total score of 15.   Total score of 15.   Total score of 15.   GREEN = Score 15-19 from 4 criteria below  Total score of 15.   Total score of 15.		Transport (at edge	all instances.
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.  Distance: bus stop / rail station  Distance of Public Transport Transport  Public Transport  Public Transport  Distance for cycling to City Centre  Distance for cycling to City Centre  Distance: Mow far is the site from an existing or proposed train station?  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Non-Car  Mill it make the  Distance of conditions and cond			
Score (SCDC)  been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: bus stop / rail station  Frequency of Public Transport  Transport  Public Transport  Public Transport  Distance for City Centre  Distance for cycling to City Centre  Distance: Railway Station  Distance: Railway Station  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Will it make the  Distance on the developed to consider a scess to the highway network, where there is available capacity?  Total score of 15.  Total score of the site to nearts of the site to nearts of 15.  Total score of the site to nearts of 15.  Total score of 15.  To	Sustainable		GREEN = Score 15-19 from 4 criteria below
consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Frequency of Public Transport  Public Transport  Public transport  Distance for City Centre  Distance for cycling to City Centre  Distance: How far is the site from an existing or proposed train station?  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Mill it make the  G = Within 600m (4)  G = Within 600m (4)  SG = Within 600m (4)  State centre of the site to nearest bus stop (Citi 7 service).  G = 20 minute frequency (4)  31 service - Less than hourly service.  Citi 7 - 20 minute service.  At a 31 to 40 minutes (3)  31 bus service takes 19 minutes from Shelford to Cambridge.  Citi 7 bus service takes 36 minutes from Shelford to Cambridge.  G = 5km to 10km (4)  7.07km ACF from the centre of the site to Cambridge Market.  R = >800m  1,049m ACF from centre of the site to Great Shelford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated	Transport	mechanism has	
and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Distance: bus stop / rail station  Frequency of Public Transport  Frequency of Public Transport  Transport  Public Transport  Citi 7 - 20 minute service.  Citi 7 - 20 minute service.  Citi 7 - 20 minutes service.  City Centre  City Centre  Distance for cycling to City Centre  Distance: Railway  Distance: Railway Station  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Will it make the  G = Within 600m (4)  184m ACF from the centre of the site to nearest bus stop (Citi 7 service).  G = Within 600m (4)  184m ACF from the centre of the site to nearest bus stop (Citi 7 service).  G = 20 minute frequency (4)  31 service - Less than hourly service.  Citi 7 - 20 minute service.  Citi 7 - 20 minutes service.  Citi 7 - 20 minutes from Shelford to Cambridge.  Citi 7 bus service takes 19 minutes from Shelford to Cambridge.  Citi 7 bus service takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus device takes 36 minutes from Shelford to Cambridge.  Citi 7 bus	Score (SCDC)	been developed to	Total score of 15.
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and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Public Transport  Public transport  City Centre  Distance for cycling to City Centre  Distance: Railway Station  Access  Will it provide safe access to the highway network, where there is available capacity?  Non-Car  Will it make the  G = Within 600m (4)  184m ACF from the centre of the site to nearest bus stop (Citi 7 service).  G = 20 minute frequency (4)  21 service - Less than hourly service.  Citi 7 - 20 minute service.  A = 31 to 40 minutes (3)  31 bus service takes 19 minutes from Shelford to Cambridge.  Citi 7 bus service takes 36 minutes from Shelford to Cambridge.  G = 5km to 10km (4)  7.07km ACF from the centre of the site to Cambridge Market.  R = >800m  1,049m ACF from centre of the site to Great Shelford Station.  GREEN = No capacity / access constraints identified that cannot be fully mitigated			
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transport, walking development to provide or contribute to the		•	
or cycling facilities? provision of infrastructure to encourage			
more sustainable transport links both on		or cycling facilities:	provision of infrastructure to checurage

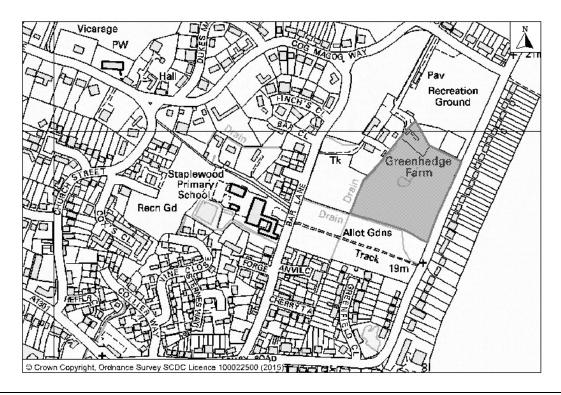
	and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.
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Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC 141	

Consultation Reference numbers:

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

Map:



**Site description:** The site is located in Stapleford to the east of Greenhedge Farm. Stapleford Recreation Ground is to the north of the site. Haverhill Road forms the eastern boundary with houses along this road. Allotments are to the south of the site. The western boundary is a hedge with adjoining pastureland.

The site consists of pastureland with a pond in the middle with some trees around. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm, which have an access road from the farm complex.

This site is adjacent to Site 140 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary

Current use(s): Paddock

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

Site size (ha): South Cambridgeshire: 2.08 ha

Potential residential capacity: 47 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.
Lanu	to the loss of the	anect grade i and z land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
WIIIIOTAIS	sterilisation of	safeguarded area.
	economic mineral	Saloguardou drou.
	reserves?	
POLLUTION	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
, Quanty	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	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Site is next to Stapleford recreation ground
	(including	and pavilion which could generate noise
	compatibility with	problems.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The cite is in agricultural / farms was as were
		The site is in agricultural / farm use so may
		have contaminated land. Potential for minor
		benefits through remediation of minor
Motor	Mill it protect and	contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	GHVIIOHIHGHL!	appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
		Sustainable Drainage Systems (Suds).
		Custamable Diamage Cystems (Ouds).

BIODIVERSITY	1	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation  Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	AMBER = Any adverse impact on protected trees capable of appropriate mitigation  Within the southern boundary hedgerow are a group of trees, which have a TPO on them. Since they are on the edge of the site they could be protected if the site were to be developed. There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the west; Several trees are within the hedge slightly south of Greenhedge farm. A walnut and an ash tree are protected in the hedge adjacent to Green hedge farm. A willow tree is growing slightly away from the hedge near to Greenhedge farm. Near to the farm buildings in the north of the site is a protected ash tree. Two willow trees are protected that are growing by the pond. An ash tree is protected which stands in isolation in the middle of the southern part of the field.
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?  Infrastructure  Infras				
infrastructure?  Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character?  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development conflicts with landscape character, minor negative impacts incapable of mitigation.  AMBER = negative impact on townscape character, minor negative impacts incapable of mitigation.  Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Paddock bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form of the village.  Green Belt  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)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  GREEN = Standard requirements for renewables would apply energy resources?  Flood Risk  GREEN = Flood Zone 1 / low risk		and access to		Neutral impact (existing features retained,
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historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  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.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk		-		
archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  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.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk				The map det is the setting
cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Cultural interest (including Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk				Neutral impact (existing features retained.
(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  (including conservation information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk		9		
conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  Information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply  Flood Risk  Is site within at  GREEN = Flood Zone 1 / low risk				
areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  impact is that it is likely appropriate mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk		` •		
buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  mitigation can be achieved through the development process.  AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk				
registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  Idevelopment process.  development process.  AMBER = Standard requirements for renewables would apply  GREEN = Flood Zone 1 / low risk				
and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Is site within at  AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk				
scheduled monuments)?  CLIMATE CHANGE  Renewables Will it support the use of renewable energy resources?  Flood Risk Is site within at GREEN = Flood Zone 1 / low risk				
monuments)?  CLIMATE CHANGE  Renewables Will it support the use of renewable energy resources?  Flood Risk Is site within at GREEN = Flood Zone 1 / low risk				
CLIMATE CHANGE         Renewables       Will it support the use of renewable energy resources?       AMBER = Standard requirements for renewables would apply         Flood Risk       Is site within at       GREEN = Flood Zone 1 / low risk				
use of renewable renewables would apply energy resources?  Flood Risk Is site within at GREEN = Flood Zone 1 / low risk	<b>CLIMATE CHA</b>			
energy resources?  Flood Risk	Renewables			AMBER = Standard requirements for
Flood Risk Is site within at GREEN = Flood Zone 1 / low risk		use of renewable		renewables would apply
flood risk?	Flood Risk			GREEN = Flood Zone 1 / low risk
		flood risk?		

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HIIMAN HEAL	⊥ ΓH AND WELL BEING	<u> </u>	carriot be appropriately addressed
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	accessible open space?		Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision  0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		GREEN = <400m  89m ACF from centre of the site to
Gypsy & Traveller	teenagers? Will it provide for the		Stapleford Recreation Ground.  AMBER = No Impact
Traveller	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m  1,473m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m  1,469m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit  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		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible

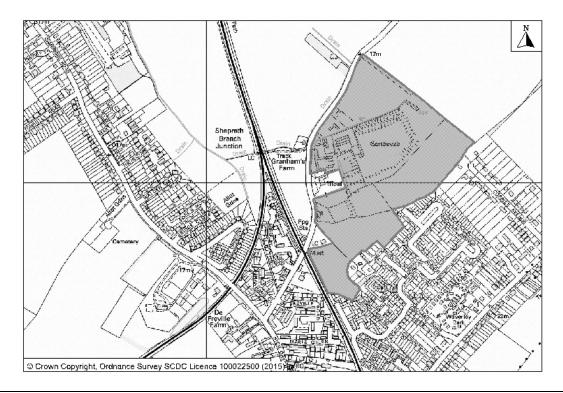
	activities?	
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communics	with existing	separated by non-residential land ases
	communities?	Site does not relate well with the built area
	Communico	unless developed in conjunction with
		adjoining site 033 to the south.
ECONOMY		adjoining the too to the touth.
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	No facilities lost, and no new facilities
	Abbey Ward and	proposed directly as a result of the
	Kings Hedges?	development.
	Would allocation	do volopinom.
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	3.1km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	· · ·
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	capacity:	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary		G = <400m
School	nearest primary school?	259m ACF from centre of site to Stapleford
3011001	301001:	Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A = 1 to 5 km
School	school?	2.2km ACF from centre of site to Sawston
3011001	501001:	Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle 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:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
i i Qi i	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	all listances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	ANDER = 30016 10-14 Holli 4 Chiena below
Score (SCDC)	been developed to	Total score of 14.
00010 (0000)	consider access to	ויסומו של סיים וייסומים וייסומ
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		( )
station		82m ACF from the centre of the site to
		nearest bus stop (31 service).
		, , , ,
		614m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - Less than hourly service.
-		
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km  to  10km (4)
cycling to City		

Centre		7.03km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,162m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

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

Мар:



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

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

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

A drain that starts from a spring within the site dissects the northern section of the site. **Current use(s):** The site is currently in agricultural, residential and commercial use.

Proposed use(s): Up to 100 dwellings

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

Potential residential capacity: 263 dwellings (30 dph)

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

			appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			<u> </u>
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		RED = Development would have a negative impact on existing features or network links incapable of appropriate mitigation  Significant negative impact as extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare, farmland birds, bats and badgers. Limited opportunities for habitat enhancement.
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 are Tree Preservation Orders on trees within the site and along its boundaries. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	III TUDAL III	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.

	I same to the same	 DED 01 10
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,
	character:	significant negative impacts incapable of
		mitigation) - development of this site would
		result in encroachment of the built area into
		the open farmland that provides a
		countryside setting to the village and also
		creates a separation between Cambridge
		and Great Shelford.
Townscape	Will it maintain and	RED = Significant negative impact on
·	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant negative impact (development
	character, including	conflicts with townscape character,
	through	significant negative impacts incapable of
	appropriate design	mitigation) - development of this site would
	and scale of	change the rural character of this area of
	development?	village and would harm the settings of the
Green Belt	What effect would	listed buildings.  RED = Significant negative impact on
Green beit	the development of	Greenbelt purposes
	this site have on	Oreembert purposes
	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	
	(including	Significant negative impact on historic
	conservation	assets (incapable of satisfactory mitigation)
	areas, listed buildings,	<ul> <li>development of the site is likely to have a significant adverse impact on the settings of</li> </ul>
	registered parks	the listed buildings and the earthwork
	and gardens and	remains of a medieval moat and enclosures.
	scheduled	Tomano of a medieval moat and endosules.
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		<u> </u>
		Flood Zone 1 and no drainage issues that
	FILAND WELL STORE	cannot be appropriately addressed.
	TH AND WELL BEING	ODEEN Assumes misirous as alla
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is

	T	I	
	of publically		provided onsite.
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Assume onside provision as site of over 200
	'		dwellings, which would be required to
			deliver on site facilities to meet policy.
			1.3km ACF from centre of the site to Collier
			Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the		GREEN =<400m
Facilities	nearest play space		OKELIV = < 400III
racilliles	for children and		Assume enside provision as site of over 200
			Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			4.040 4.05 (************************************
			1,246m ACF from centre of the site to
			Recreation Ground, Great Shelford.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,169m ACF to Woollards Lane which is
	centre?		surrounded by a large number of services
			and facilities.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		1,094m ACF from centre of site to Shelford
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
1 donities	of key local		bandiadiony minganon proposed).
	services and		No facilities lost, and no new facilities
			·
	facilities including		proposed directly as a result of the development.
	health, education		development.
	and leisure (shops,		
	post offices, pubs		
Community	etc?)		CDEEN Development would not be die
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	man chicang communities
Communics	with existing	
	communities?	
ECONOMY	Communico:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Gamenage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple 2 opinvation 20 for
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	, ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
Lieber	VAPIL IA 1	land.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Le cere to the terms of the ter
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.

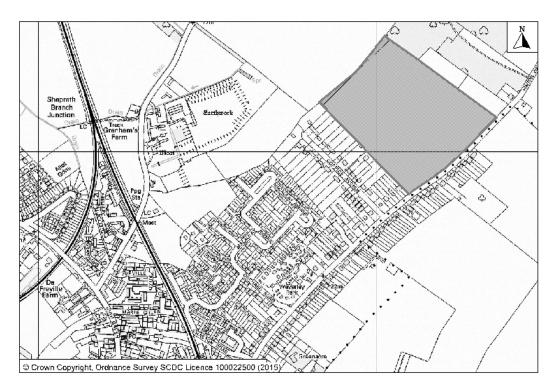
Education	Is there sufficient	AMPED Cohool consoity not sufficient
Capacity	education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Сараспу	capacity?	constraints can be appropriately mitigated
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance	Llow for in the	. ,
Distance:	How far is the	R = >800m
Primary	nearest primary	4.050m ACE from control of cita to Creat 8
School	school?	1,356m ACF from centre of site to Great &
Distance	Have family the	Little Shelford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	3.6km ACF from centre of site to Sawston
301001	SCHOOLS	
TRANSPORT		Village College.
	Mhat tura of avala	CDEEN Oviet regidential street aread
Cycle Routes	What type of cycle routes are	GREEN = Quiet residential street speed
	accessible near to	below 30mph, cycle lane with 1.5m minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
	the site!	There is an off-road shared use foot / cycle
		path alongside the railway line.
HQPT	Is there High	AMBER = service meets requirements of
HQFI	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	all ilistatices
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	GILLIN = Score 13-19 Horri 4 Citteria below
Score (SCDC)	been developed to	Total score of 16-17
00010 (0000)	consider access to	10141 30010 01 10 17
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		(0)
station		656m ACF from the centre of the site to
		nearest bus stop.
		•
		778m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		` ´
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km  to  10km  (4)
cycling to City		

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

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC146	
Consultation Reference numbers:	

Site name/address: Land at Hinton Way, Great Shelford

Мар:



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

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

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

Proposed use(s): Up to 150 dwellings

Site size (ha): South Cambridgeshire: 12.16 ha

Potential residential capacity: 182 dwellings (30 dph)

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

	1	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	TC3CIVC3:	
	Mandal Han	AMPED Citalian manuscript air
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	
	impact/worsening	Development unlikely to impact on air
	of air quality?	quality. Site lies in an area where air quality
		acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 ollation	Odour, light noise	full mitigation
	and vibration	
		Dovolonment compatible with neighbouring
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
Water	where possible	mitigation
	enhance the quality	Imagation
	of the water	Dovolonment unlikely to offeet water quality
		Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	·	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	

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

	T .	
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	development of this site would change the
	appropriate design	agricultural character of this area of village.
	and scale of	
	development?	
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	i
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	do relepinent processi
	scheduled	
	monuments)?	
CLIMATE CHAI		1
Renewables	Will it support the	AMBER = Standard requirements for
T CONTO TO CONTO	use of renewable	renewables would apply
	energy resources?	Tenendalos modia apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 1000 THOR	flood risk?	OKZERY PROGRESHO PARENTER
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	carrier so appropriatory addressed.
	Will it increase the	GREEN = Assumes minimum on-site
- F 5 OP 4.00	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	p. 5.1.464 61.61.6
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.2km ACF from centre of the site to
	oporto idonitioo:	Stapleford Recreation Ground.
Distance: Play	How far is the	RED =>800m
Facilities	nearest play space	112 900011
	for children and	1,125m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
TIAVENEI	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
1	i i avellilu	1
	Showpeople?	

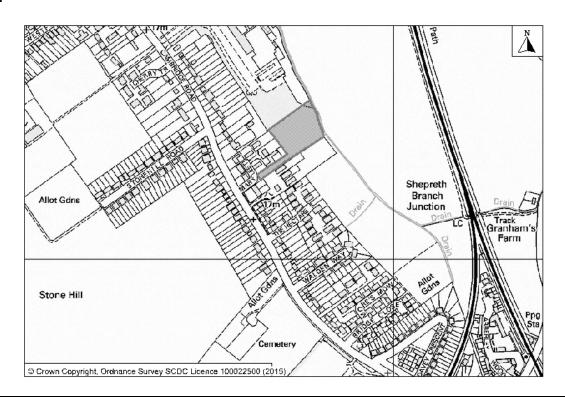
	T.,	 
Distance:	How far is the site	R = 800m
District or	from the nearest	
Local Centre	District or Local	1,511m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,448m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	y gaman pp
	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 acintics	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	possible
	douvidos:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	With Oxioting Communities
Johnnandes	with existing	
	communities?	
ECONOMY	Communicos:	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carrioriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Maniple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GPEN - No offect or would support the
Shopping	·	GREEN = No effect or would support the vitality and viability of existing centres
	shopping	vitality and viability of existing centres
	hierarchy,	Dayolonmont would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The

	of Combridge	indicator is likely to apply portionlerly to site
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AIVIDEIX = 1-3KIII
Accessibility	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	13 for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of promisoor
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	g
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. There is insufficient
		spare mains water capacity within the
		distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
Distance	11	issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary School	nearest primary school?	1.267m ACE from control of cito to
SCHOOL	SCHOOLS	1,267m ACF from centre of site to Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	N - Oreater triair Skill
School	school?	3.5km ACF from centre of site to Sawston
Concor	3011001.	Village College.
TRANSPORT		rinage conego.
Cycle Routes	What type of cycle	 RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16

	1	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		71 = 111am 1 000m (0)
station		194m ACF from the centre of the site to
Station		nearest bus stop.
		nearest bus stop.
		770m ACE from the centre of the cite to
		778m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		Ŭ
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.77km ACF from the centre of the site to
Ochic		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway		K = 2000111
Station	from an existing or	1 025m ACE from control of the cite to Croat
Station	proposed train	1,035m ACF from centre of the site to Great
_	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	, 5 222	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.
		เลบแนซอ.

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

Мар:



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

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

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

Proposed use(s): Approximately 20 dwellings

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

Potential residential capacity: 17 dwellings (30 dph)

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

Lond	dovolonment lead	
Land	development lead to the loss of the best and most	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small
	versatile agricultural land?	site but majority of site is Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of economic mineral	safeguarded area.
20111171011	reserves?	
POLLUTION	114	AMPED O'C I'
Air Quality	Would the development of the sites result in an adverse	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts
	impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	GREEN = No adverse effects or capable of full mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible noise from adjacent
	receptor or	Scotdales Garden Centre that would require
	generator (including	further investigation and may require offsite mitigation.
	compatibility with	
	neighbouring	
Contamination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Comamination	contamination on	area with a history of contamination
Water	the site?	GREEN = No impact / Capable of full
vvalei	Will it protect and where possible	mitigation
	enhance the quality of the water	Dovolonment unlikely to offect water quality
	environment?	Development unlikely to effect water quality.  Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites	to designated for nature conservation or recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity? (Including	
	T (ITICIOUITIS	

	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
	_		Tilligation
	enhance		Assumed the form of the transfer of the transf
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Loss of grassland habitat which may
	Plan targets, and		provide foraging habitat for species
	maintain		including bats and badgers.
	connectivity		and an analysis
	between green		
	infrastructure)?		
TDO	,		CDEEN. Cito do so not contain an adiair
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		3
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illinastractare:		that appropriate design and mitigation
			measures would be achieved through the
LANDOGADE	TOWNOOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village and the
			separation between Cambridge and Great
T	VACH is seen a long to the		Shelford.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (development
	character, including		conflicts with townscape character,
	through		significant negative impacts incapable of
			' '

		maiting tions \ development of this aits
	appropriate design	mitigation) - development of this site would
	and scale of	change the linear character of this area of
0 5 1	development?	village.
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	development process.
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable	•
		renewables would apply
Florid Dist	energy resources?	ODEEN Flood Zone A / Love stole
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.
	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	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.6km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	RED =>800m
Facilities	nearest play space	
	for children and	1,474m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	L
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	N = 2000III
Local Centre		1 353m ACE to Woollards Land which is
Local Centre	District or Local	1,353m ACF to Woollards Lane which is

	centre?	ourrounded by a large number of conject
	centre?	surrounded by a large number of services and facilities
Distance: City	How far is the site	R = >800m
Centre	from edge of	11 7 000111
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,281m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	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?	ALC THE LOCAL CONTROL
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How well would the	development.  AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	With existing 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
	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 local centres?	which include retail, offices, or leisure uses.
	local cellies!	

		-
Employment -	How far is the	AMBER = 1-3kmCambridge 013D
Accessibility	nearest main	(Addenbrooke's site)
	employment	
	centre?	2.1km ACF from centre of site to
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.
		l employment land of premises.
1.10110	employment land?	AMPED O: 'f' (
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. There is insufficient
	broadbaria:	spare mains water capacity within the
		distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	
School	school?	1,378m ACF from centre of site to
Oction	301001:	Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
		R = Greater than Skill
Secondary	nearest secondary	401 4057
School	school?	4.2km ACF from centre of site to Sawston
		Village College.
TRANSPORT	18 <i>(</i> )	 LAMBER M. W. W. W. C.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
	mechanism has	AWDEN - Score 10-14 HOIH 4 CIRCHA DEIOW
Transport		Total acous of 17
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of	
	public transport,	
1	and cycling. Scores	

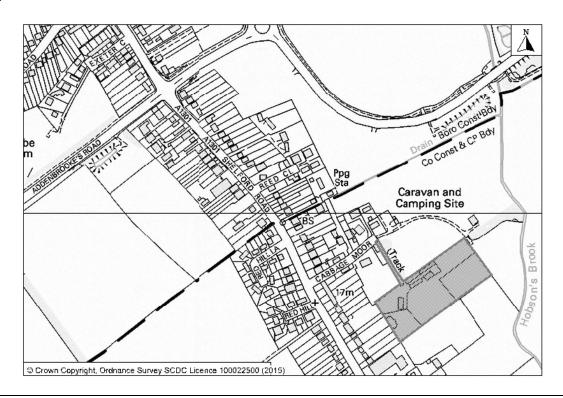
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		155m ACF from the centre of the site to
		nearest bus stop.
		4.040m ACE from the control of the cite to
		1,212m ACF from the centre of the site to train station.
Frequency of	_	G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		Bus has a 20 minute service.
Папорон		Bus ride a 20 minute service.
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		(-)
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		-
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km  to  10km (4)
cycling to City		
Centre		5.27km ACF from the centre of the site to
		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.040 4.057
Station	proposed train	1,212m ACF from centre of the site to Great
Λ	station?	Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate mitigation.
	highway network, where there is	minganon.
	available capacity?	Minor negative effects incapable of
	available capacity!	mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway.
		Site has access to Marfleet Close.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	'
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Consultation Reference numbers:

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

## Мар:



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

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

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

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

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

Potential residential capacity: 49 dwellings (30dph)

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

Land	dovolonmenticed	
Lanu	development lead to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
	agricultural land?	Site moldaring Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willioralo	sterilisation of	safeguarded area.
	economic mineral	caroguardou arou.
	reserves?	
POLLUTION	1.00000.	
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	Dayalanment compatible with naighbouring
	problems if the site	Development compatible with neighbouring
	is developed, as a receptor or	uses, some possible issues with noise from adjoining commercial / industrial site that
	generator	may require offsite mitigation. Some minor
	(including	to moderate additional road traffic noise
	compatibility with	generation impact on existing residential
	neighbouring	due to development related car movements.
	uses)?	ado to dovolopinoni rolatod odi movemene.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to
		its existing agricultural / commercial uses.
		Potential for minor benefits through
\\/_t==	10/:II :4 := := ( = - ( = ( =	remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Dovolonment unlikely to offeet water quality
	environment?	Development unlikely to effect water quality. Assumptions for a neutral impact are that
	GHVIIOHIHGHL!	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	,	(
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TDO	,		CDEEN Cita daga not contain or 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
iiiii dotta ota o	and green spaces,		of appropriate mitigation
			or appropriate mitigation
	through delivery of		Novemblian and Assisting fortunes notained
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL H	·
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		character, meapable of fillingulotti
	_		Minor pagativa impact /dayalanmant
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
i	diversity and		mitigation measures possible.

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

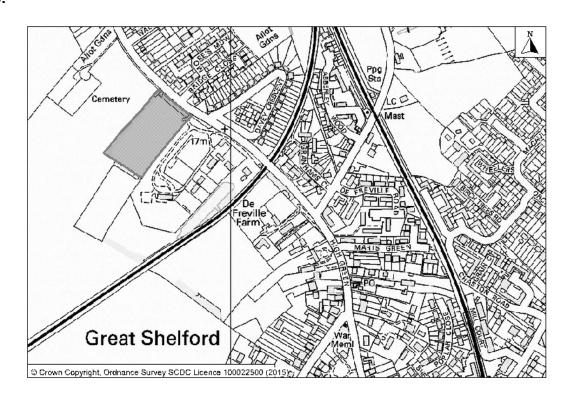
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,333m ACF to Trumpington district centre,
	centre?	Cambridge.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0000	centre or GP	1,964m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	battoractory 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
Facilities		replacement / appropriate mitigation
	engagement in	
	community activities?	possible
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing		
	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
FCONOMY	communities?	
ECONOMY Deprivation	Does it address	 AMBER = Not within or adjacent to the 40%
Deprivation (Cambridge)	pockets of income	•
(Cambridge)	1 •	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

Г	T	
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	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	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	garea
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	2,016m ACF from centre of site to Great &
<b>C</b> 0.100.	30110011	Little Shelford C of E Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	TY - Croator triair oftin
School	school?	4.9km ACF from centre of site to Sawston
0011001	30110011	Village College.
TRANSPORT	1	vinage conege.
Cycle Routes	What type of cycle	 AMBER = Medium quality off-road path.
Cycle Roules	routes are	ANDER - Modium quality on-load path.
	accessible near to	
	the site?	
HQPT	_	AMPED - convice meets requirements of
IIQFI	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Cuatain aldi-	of site)?	ODEEN Cooks 45 40 from 4 offends by 1
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to	Total score of 19
	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		229m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		1010 1057 11 1 11 11 11
		1,913m ACF from the centre of the site to
Frequency of		train station. G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		Bus has a 20 minute service.
Transport		Due ride d 20 minute convicer
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		(-)
Centre		4.63km ACF from the centre of the site to
		Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.040 4.057
Station	proposed train	1,912m ACF from centre of the site to Great
Access	station? Will it provide safe	Shelford Station.  AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	94
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway
		and the access link to the public highway is
		unsuitable to serve the number of units that
Non-Car	Will it make the	are being proposed.  AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Мар:



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

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

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

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

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

Potential residential capacity: 29 dwellings (30 dph)

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

	1		<b>1.1</b> 1 21 4 1 4 20
	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - small
	versatile		site but all Grade 2.
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		-
	reserves?		
POLLUTION	ı		
Air Quality	Would the		GREEN = Minimal, no impact, reduced
7 iii Quanty	development of the		impact.
	sites result in an		impaot.
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
AQMA	of air quality?  Is the site within or		acceptable.
AUIVIA			GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
<b>D</b>    ''	A14?		AMPER
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Noise from Cambridge Road can be
	receptor or		mitigated by design and layout, which may
	generator		influence density. A noise assessment of
	(including		the electricity substation in the northwest
	compatibility with		corner needs to be undertaken.
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination on		area with a history of contamination
	the site?		and the anatory of somanimation
Water	Will it protect and		GREEN = No impact / Capable of full
· · · · · · · · · · · · · · · · · · ·	where possible		mitigation
	enhance the quality		
	of the water		Dovolonment unlikely to effect water quality
			Development unlikely to effect water quality.
	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will be achieved through the
			development process, e.g. as part of
DIAD 11			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		

1	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodivorsity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
	native species, and		No impact on protected sites and species
	help deliver habitat		(or impacts could be mitigated).
	restoration (helping		(or impacts could be mitigated).
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
_	site or immediately		trees capable of appropriate mitigation
	adjacent protected		and the same of the section of the s
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders on the south-eastern and north-
	(TPO)?		eastern boundaries of the site. The 2008
			aerial photograph indicates that trees are
			still present on site and therefore they need
			to be retained using current best practice
			and guidance unless detailed tree surveys
			prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		· · · · · · ·
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	acti actai c		7.050mptions for a neutral impact include
	iiii doll dollaro i		that appropriate design and mitigation
			that appropriate design and mitigation
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE
LANDSCAPE, Landscape	TOWNSCAPE AND C	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape
	TOWNSCAPE AND COME Will it maintain and enhance the	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.
	TOWNSCAPE AND CO Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor
	TOWNSCAPE AND CO Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) -
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that
Landscape	TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.  RED = Significant negative impact on
Landscape	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.  RED = Significant negative impact on townscape character, no satisfactory
Landscape	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.  RED = Significant negative impact on
Landscape	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.  RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
Landscape	TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process.  ERITAGE  AMBER = negative impact on landscape character, incapable of mitigation.  Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.  RED = Significant negative impact on townscape character, no satisfactory

	T	
	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village and the site is part of an Important
Green Belt	What effect would the development of	Countryside Frontage.  AMBER = negative impact on Greenbelt purposes
	this site have on Green Belt	puiposes
	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	Significant negative impact on historic assets (incapable of satisfactory mitigation) - the site is part of the settings of listed
	buildings, registered parks and gardens and	buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely
	scheduled	appropriate mitigation can be achieved
	monuments)?	through the development process.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
1 lood Hick	io ono at nood non.	OKEEN = 1 lood Zollo 17 low lick
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.1km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	000m ACE from a sector of the 11 to 0
	for children and	986m ACF from centre of the site to Great
Gypsy 8	teenagers?	Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m

District or	from the nearest	
Local Centre	District or Local	861m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	792m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	ODEEN D. I
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community activities?	No facilities lest, and no new facilities
	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	2 Special Control of the Control of
	communities?	Site in a relatively isolated location, poorly
		related to the built up area.
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?	ODEEN N. W.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.

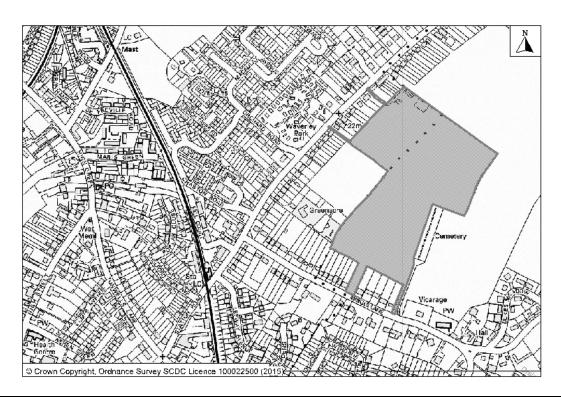
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	ANDER - I-OMII
Accessionity	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
20110	in the loss of	is to simpleyment 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
<b>-</b>	1 4 6	sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Cabaal canacity not sufficient but
		School capacity not sufficient, but
		significant issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	874m ACF from centre of site to Great &
		Little Shelford C of E Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.8km ACF from centre of site to Sawston
		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	lo thoro High	facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public	AMBER = service meets requirements of high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	สมานารเสมอธิร
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	ONLER - Socio 13-13 Horri 4 Gilleria Below
Score (SCDC)	been developed to	Total score of 17
(0000)	consider access to	10.0. 00010 01 17
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
		•

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		103m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		820m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
D. L.P.		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		Due comice takes 22 minutes from Creet
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (4)
Centre		5.77km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	821m ACF from centre of the site to
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC207	
Consultation Reference numbers:	

Site name/address: Land east of Hinton Way, north of Mingle Lane, Great Shelford

Мар:



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

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

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

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

Potential residential capacity: 151 dwellings (30dph)

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

	versatile	cito including Grada 2
	agricultural land?	site including Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williorals	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	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	AMBER = Adverse impacts capable of
	Odour, light noise and vibration	adequate mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance - Mingle Lane.
	neighbouring	-
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	•
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	, ,	- Cactamasio Bramago Cytionio (Cabo).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

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

		village.
Green Belt	What effect would	RED = Significant negative impact on
Croon Bon	the development of	Greenbelt purposes
	this site have on	Greenbon purpodes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Tichtage	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	Minor positive impost on historia socata
	cultural interest	Minor negative impact on historic assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms part of the setting of the Great
	areas, listed	Shelford Conservation Area. Archaeological
	buildings,	potential will require further information but
	registered parks	the assumption for a neutral impact is that it
	and gardens and	is likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to Collier
	•	Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
-	for children and	714m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance: District or	from the nearest	IX - >000III
		1.040m ACE to Woollands I and which is
Local Centre	District or Local	1,040m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services

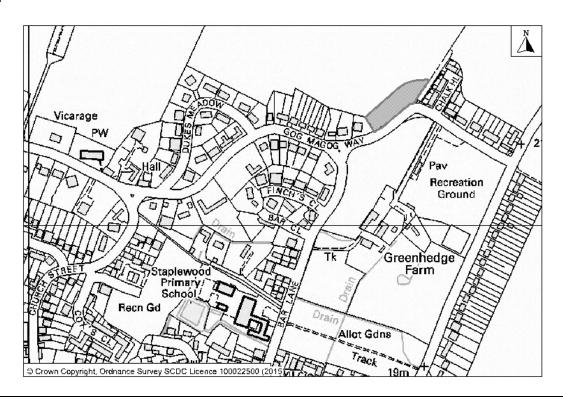
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = 2000
Ochire	defined Cambridge	
	City Centre?	
	Jily John J.	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	999m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	ODEEN D. I
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community activities?	possible.
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	, ,
	communities?	Large site which wraps around another site,
		leaving an undeveloped area in the middle
		unless sites 212 is also developed.
ECONOMY	Τ	
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
SE.L3	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
7 tooosoisiirty	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Laria	in the loss of	To for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Cabaal aspective at authorizant to the terminate of the t
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	070m AOE from
School	school?	672m ACF from centre of site to Stapleford
Distance:	How far is the	Community Primary School  A = 1 to 3 km
Distance:		A = 1 10 3 KIII
Secondary School	nearest secondary school?	2.9km ACF from centre of site to Sawston
JULIOUI	3011001 !	Village College.
TRANSPORT	1	village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.0 10000	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16-17
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
1	four criteria below.	

Distance: bus		G = Within 600m (4)
stop / rail		( )
station		290m ACF from the centre of the site to
		nearest bus stop (31 Service).
		F72m ACE from the control of the cite to
		573m ACF from the centre of the site to train station.
Frequency of		A = 30 minute frequency (3)
Public		A = 50 minute frequency (5)
Transport		Bus has a less than hourly service.
		2 40 1140 41 1000 4114111 110 41119 001111001
		Train has a 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		Train coming takes 5 44 minutes from Creat
		Train service takes 5-11 minutes from Great
Distance for		Shelford to Cambridge. G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (4)
Centre		6.36km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	574m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network, where there is	mitigation.
	available capacity?	Minor negative effects incapable of
	available capacity:	mitigation. Access constraints - the
		proposed access is unsuitable to serve the
		number of units that are being proposed
		and does not allow for suitable inter vehicle
		visibility splay for this site.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Мар:



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

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

Current use(s): Arable Field

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

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

Potential residential capacity: 7 dwellings (30 dph)

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

	T	T
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - northern
	versatile	half of site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10001700.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact.
	sites result in an	impact.
	adverse	Davolanment unlikely to impact an air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	1 4 2 41 1	ODEEN 4 000 ( AOMA NA44
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
Contamilation	contamination on	area with a history of contamination
	the site?	area with a motory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	Tilligation
	of the water	Development unlikely to affect water quality.
	environment?	
	GHVHOHHHEHL!	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
	1	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	Assumptions for a neutral impact are that
	geodiversity?	existing features that warrant retention can
	(Including	be retained or appropriate mitigation will be
	Timolading	be retained or appropriate miligation will be

	T		
	International and		achieved through the development process.
	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		Timigation.
	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		or officers mangament
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiadiadialo.		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I VNDCCVDE .	TOWNSCAPE AND C	III TUDAL LU	
	Will it maintain and	OLI OKAL HI	AMBER = negative impact on landscape
Landscape			, , ,
	enhance the		character, incapable of mitigation.
	diversity and		Minor Negative Impact (Development
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is enclosed farmland. The road
			adjoining the site has high hedgerows on
			both sides with mature trees and is rural in
			character. Development of the site would be
			likely to impact on this green character
Townscape	Will it maintain and		AMBER = negative impact on townscape
	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		Loss of mature hedgerow if site developed
	appropriate design		therefore altering townscape character of
	appropriate design		and distance alterning town soupe on an action of

	and scale of		oroo
	development?		area.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
Green ben	the development of		l ·
	this site have on		purposes
	Green Belt		
Haritaga	purposes?		AMPED Site contains is adiabant to an
Heritage	Will it protect or enhance sites,		AMBER = Site contains, is adjacent to, or
	features or areas of		within the setting of such sites, buildings and features, with potential for negative
			' '
	historical, archaeological, or		impacts capable of appropriate mitigation
	cultural interest		'Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) – site
	conservation		forms an important part of the setting of
	areas, listed		Grade II Listed building - loss of openness
	buildings,		and rural setting. Archaeological potential
	registered parks		will require further information but the
	and gardens and		assumption for a neutral impact is that it is
	scheduled		likely appropriate mitigation can be
	monuments)?		achieved through the development process.
CLIMATE CHA			achieved infought the development process.
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables	use of renewable		renewables would apply
	energy resources?		Teriewabies would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 1000 TXISK	is site at flood risk:		GREEN - 1 1000 Zone 17 10W 113K
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	<b>i</b>	The second secon
Open Space	Will it increase the		GREEN = Assumes minimum on-site
op an op and	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?		0.2km ACF from centre of the site to
	'		Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		<u>'</u>
	for children and		99m ACF from centre of the site to
	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		·
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,477m ACF to Woollards Lane, Stapleford
	centre?		which is surrounded by a large number of

		services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = >000III
Centre	from edge of	
	defined Cambridge	
	City Centre?	
D: ( OD	11 6 1 4	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,459m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	·	
Community	etc?)	CDEEN Dovolopment would not look to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	· ·
	with existing	
	communities?	
ECONOMY	•	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Gambriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	particularly in Abbey Ward and	
	particularly in Abbey Ward and Kings Hedges?	
	particularly in Abbey Ward and Kings Hedges? Would allocation	
	particularly in Abbey Ward and Kings Hedges? Would allocation result in	
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	Multiple Deprivation 2010.
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping	Multiple Deprivation 2010.  GREEN = No effect or would support the
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy,	Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the	Multiple Deprivation 2010.  GREEN = No effect or would support the vitality and viability of existing centres.  Development would have no effect on
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	Multiple Deprivation 2010.  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
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	Multiple Deprivation 2010.  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
Shopping	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	Multiple Deprivation 2010.  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
Shopping  Employment -	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	Multiple Deprivation 2010.  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

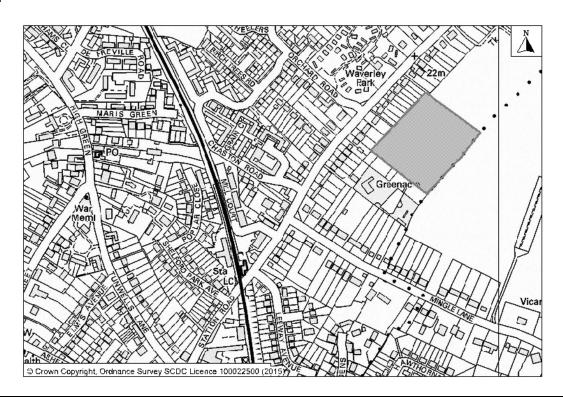
Accessibility	nearest main	
Accessionity	employment	2.8km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo for employment development
	employment 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
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	401m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	
School	school?	2.4km ACF from centre of site to Sawston
		Village College.
TRANSPORT	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	la thana 1 Cada	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
Cuotoinabla	of site)?	AMPED Coord 10.14 from 4 oritoria haland
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total agers of 14
Score (SCDC)	been developed to consider access to	Total score of 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Gilleria Delow.	A = Within 800m (3)
DISIALICE, DUS		7 - MILLIE OUCHT (3)

oton / roil		
stop / rail station		151m ACF from the centre of the site to
Station		nearest bus stop (31 service).
		nearest bus stop (51 service).
		759m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		31 service - 4 buses a day.
Transport		or scribe - 4 bases a day.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		(0)
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		onenera de communa gos
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5 km to  10 km (4)
cycling to City		( )
Centre		6.81km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,094m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC212	
Consultation Reference numbers:	

Site name/address: Land east of Hinton Way, Great Shelford

Мар:



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

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

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

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

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

Potential residential capacity: 53 dwellings (30 dph)

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

	hoot and moot	a arriant towal land (Crades 1 and 2) amall
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
	agricultural land?	005511 00 1 1 10 1
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	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Tun Tinuguton
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4000.
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	1
		area with a history of contamination
Motor	the site?	CDEEN No import / Conchin of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	, , , , , , , , , , , , , , , , , , ,
	(Including	
	International and	
	locally designated	
	1 .coany acoignated	

	sites)		
Biodiversity	Would		GREEN = Development could have a
Distantonish	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		November 1 in a not describe a factor and a notation of
	and access to		Neutral impact (existing features retained,
	green infrastructure?		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.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		, ,
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
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 change the
	appropriate design		linear character of this area of village.
	and scale of		
0	development?		AMPED manetic to Control
Green Belt	What effect would		AMBER = negative impact on Greenbelt

	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- the site is part of the settings of listed
	buildings,		buildings and the Great Shelford
	registered parks		Conservation Area. Archaeological potential
	and gardens and		will require further information but it is likely
	scheduled		appropriate mitigation can be achieved
	monuments)?		through the development process.
CLIMATE CHA	NGE		•
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HIIMAN HEALT	⊥ TH AND WELL BEING	2	carriot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Орен орасс	quantity and quality		provision to adopted plan standards is
	of publically		
			i ninvinen onsite
			provided onsite
	accessible open		
			Development would create minor
Distance:	accessible open space?		Development would create minor opportunities for new public open space.
Distance:	accessible open space?  How far is the		Development would create minor
Outdoor Sport	accessible open space?  How far is the nearest outdoor		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision
	accessible open space?  How far is the		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier
Outdoor Sport Facilities	accessible open space?  How far is the nearest outdoor sports facilities?		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.
Outdoor Sport Facilities  Distance: Play	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier
Outdoor Sport Facilities	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m
Outdoor Sport Facilities  Distance: Play	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to
Outdoor Sport Facilities  Distance: Play Facilities	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to
Outdoor Sport Facilities  Distance: Play Facilities	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.  AMBER = No Impact
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance:	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: Distance: District or	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.  AMBER = No Impact
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance:	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest District or Local		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.  AMBER = No Impact  R = >800m  902m ACF to Woollards Lane which is
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: Distance: District or	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.  AMBER = No Impact  R = >800m  902m ACF to Woollards Lane which is surrounded by a large number of services
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: Distance: District or	accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest District or Local		Development would create minor opportunities for new public open space.  GREEN = <1km or onsite provision  0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.  RED = >800m  874m ACF from centre of the site to Stapleford Recreation Ground.  AMBER = No Impact  R = >800m  902m ACF to Woollards Lane which is

Centre	from edge of defined Cambridge City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	854m ACF from centre of site to Shelford
	service?	Heath Centre.
Kov Local	Will it improve	AMBER = No impact on facilities (or
Key Local Facilities	•	satisfactory mitigation proposed).
Facilities	quality and range 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,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollitios	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
	douvidor	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	and the same of th
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	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.
Canalar er	local centres?	ANDED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	O Flore ACE from south of all to Complete
	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)

Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
_3.13	in the loss of	is is simple, more development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	774m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	3.0km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16-17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		100 1057
station		126m ACF from the centre of the site to
		nearest bus stop (31 Service).
	1	

	1	100 100 1
		422m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
•		,
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
City Certife		Shellord to Cambridge.
		Train service takes 5-11 minutes from Great
Distance for		Shelford to Cambridge.
		G = 5km to 10km (4)
cycling to City		0.000
Centre		6.29km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	422m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	S
	available capacity?	Access constraints - the proposed site does
		not have a direct link to the adopted public
		highway. The promoter has indicated that
		access will need to be secured from the
		adjoining landowner.
Non-Car	Will it make the	, ,
		AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	