

**Site No.** Site 201  
**Address** Land north of Cambridge Road, Linton  
**Location** Linton  
**Category of site** Minor Rural Centre  
**Site area** 6.3

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | -     | Site falls within a designated area in the Minerals and Waste LDF - three quarters of site is within a safeguarding area for sand and gravel. Development would have minor negative impacts on identified Mineral Reserves.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate. |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 with rest in 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 be achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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.  |
|   | Maintain and enhance the diversity  | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | ---   | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located such that there would be a significant loss of open space and meadows.  |

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| Landscape, Townscape and Cultural Heritage   | and distinctiveness of landscape and townscape character  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | ---     | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | ---     | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |         |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0       | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |         |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |         |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | --- / - | Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - a third of the site is in zone 3 - the remainder of the site is zone 1 adjacent to the A1307.  |
| Will it minimise the likely impacts of climate change on the development through appropriate design? |   |   |         |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |         |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |         |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |         |   |

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| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0   | Minor Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | +++ | 350m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                        |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                        |

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| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 24.02 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. Since the proposal is for more than 150 dwellings there may require greater system reinforcement for the gas supply. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed  |

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| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 375m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | 0   | 30 Minute Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | 31 Minutes from Linton to Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 8.32km ACF from the centre of the site to Saffron Walden Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 202  
**Address** Land off Cambridge Road, Waterbeach  
**Location** Waterbeach  
**Category of site** Minor Rural Centre  
**Site area** 4.81

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | The majority of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Some potential for traffic noise from A10, but should be possible to mitigate. 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.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board. |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). The 'Cambridge Road Willow Pollards' County Wildlife Site lies approximately 55m to the west of the site.   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

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| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -/--- | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is somewhat separated from the built up area of Waterbeach by strong boundaries and does not relate well to the built-up part of the village and clearly performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.  |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -/--- | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is somewhat separated from the built up area of Waterbeach by strong boundaries and does not relate well to the built-up part of the village and clearly performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -     | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Roman settlement and industry to the south, linked to the Car Dyke by a Droveaway. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |       |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0     | Standard requirements for renewables would apply.  |
|  |  | Will it promote energy efficiency?  |       |  |
|  | Reduce vulnerability to future climate change effects  | Will it minimise contributions to climate change through sustainable construction practices?  |       |  |
|  |  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0     | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |       |  |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |       |  |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |       |  |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |       |  |
|  | Improve the quantity and quality of publically accessible open space.                                | Will it increase the quantity and quality of publically accessible open space?  | 0     | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.   |

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| Inclusive Communities - Housing   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0   | Minor Rural Centre  |
|   |  | Sub-Indicator:<br>Distance to centre  | +   | 546m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                                 |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

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|-------------------|--|--|---------|---|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0       | Development would have no effect on employment land or premises.  |
|                   |  | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |         |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0       | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |         |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +       | 21.93 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - / --- | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.   |

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|-----------|--|---|--|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.            | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +  | Total score of 16.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++  | 240m ACF from the centre of the site to the nearest bus stop (9 service).   |
|           |  | Sub-indicator: Frequency of Public Transport  | -  | 9 service - Hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +  | 9 service - 25 Minutes from Waterbeach to Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +  | 7.81km ACF from the centre of the site to Cambridge Market.   |
|           |  | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.  | Will it provide safe access to the highway network, where there is available capacity? | 0   |
|           | Will it make the transport network safer for and promote use of non-motorised modes? |   | +?   | 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 No.** Site 203  
**Address** Land off Duck End, Girton  
**Location** Girton  
**Category of site** Group Village  
**Site area** 3.41

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.                   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

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|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and Huntingdon Road, and therefore the purposes and functions of the Green Belt. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Significant adverse impact on Green Belt purposes and functions - will erode the buffer that currently exists between the edge of the village and Huntingdon Road, small scale and intimate character of Duck End. Adjacent to a historically sensitive part of the village and will impact on the setting of several Listed Buildings.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Impact on setting of several Grade II Listed Buildings in Duck End. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A very small part of the site is within the flood zones 2 and 3, but this would not affect development of the site.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |
|  | Improve the quantity and quality of publically accessible open space.                               | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).   |

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|---|--|---|---|--|
| Inclusive Communities - Housing   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and Involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | 0   | 640m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 20.50 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +   | 550m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | 20 minute service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 16 minutes from Girton to Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.48km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | -   | Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns with regards to the intensification of Wash Pit Road. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 204  
**Address** Land to the rear of Green Street, Willingham  
**Location** Willingham  
**Category of site** Minor Rural Centre  
**Site area** 2.6

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | +     | Approximately 1/3 of the site is previously developed land - the site includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear.         |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0 / - | Development compatible with neighbouring uses. Possible noise from existing green houses / nurseries to the east but noise sources not quantified.   |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -   | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is split in character, between its residential frontage and the green, open space to its rear, bordering the agricultural land beyond. The character of the open land to the east and behind these houses, is a patchwork of small fields and rural land uses, very much part of the countryside and characteristic of the area.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site is split in character, between its residential frontage and the green, open space to its rear, bordering the agricultural land beyond. The site is rural in character. Development in this location would create an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village and to the detriment of Listed Buildings. It would also harm the setting of the wider Conservation Area and the adjacent Protected Village Amenity Area.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site contains 2 Grade II Listed Buildings and part of the site is within the Willingham Conservation Area. Development would have a direct major adverse effect on these as well as impacting on the wider setting of the Conservation Area and other Listed Buildings, and resulting in intensification of the street frontage, including for access, likely loss of significant heritage assets, loss of historic burgage plots and depth of development contrary to single depth character of the area and north of site. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |
|  | Improve the quantity and quality of publically accessible open space.                               | Will it increase the quantity and quality of publically accessible open space?  | +   | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and Involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0   | Minor Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | +   | 582m ACF to the High Street - location chosen as representation of central point of these services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                        |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |     |   |
|-------------------|--|--|-----|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | -   | Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | 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. |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +   | 21.67 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.                    |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++ | Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.      |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.   |

|           |  |   |         |  |
|-----------|--|---|---------|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0       | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +       | 405m ACF from the centre of the site to nearest bus stop (Citi 5).   |
|           |  | Sub-indicator: Frequency of Public Transport  | -       | Citi 5 has an hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0       | Citi 5 Bus service takes 41 minutes from Willingham to Cambridge.<br><b>Citi 5 Bus service takes 38 minutes from Willingham to St. Ives.</b>   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +       | 9.46km ACF from the centre of the site to St. Ives Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +       | 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 No.** Site 205  
**Address** Land north-west of 11 Cambridge Road, Great Shelford  
**Location** Great Shelford & Stapleford  
**Category of site** Rural Centre  
**Site area** 1.41

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score  | Notes  |
|--|---|---|--|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0  | No previously developed land.  |
|  |   | Will it use land efficiently?   |  |  |
|  |   | Will it protect and enhance the 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.   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0  | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |  |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0  | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0/-  | Development compatible with neighbouring uses. Noise from Cambridge Road can be mitigated by design and layout, which may influence density. A noise assessment of the electricity substation in the northwest corner needs to be undertaken.        |
|  | Will it minimise, and where possible address, land contamination?   | 0   | Development not on land likely to be contaminated. |  |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0  | 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   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0  | No impact on protected sites and species (or impacts could be mitigated).  |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | +  | Minor positive impact as there are some opportunities for enhancement through the provision of wildflower meadows, small copse planting, and ponds which would compliment the large adjacent ponds (reported to be habitat for great crested newts). |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0  | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                         |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -   | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant negative impact (development conflicts with townscape character, 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 Countryside Frontage.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant negative impact on historic assets (incapable of satisfactory mitigation) - the site is part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).                       |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | + | Rural Centre.  |
|   |  | Sub-Indicator: Distance to centre   | - | 861m ACF to Woollards Lane which is surrounded by a large number of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 17.75 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 17.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | <b>103m ACF from the centre of the site to nearest bus stop (Citi 7).</b><br>820m ACF from the centre of the site to train station.         |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>Bus has a 20 minute service.</b><br>Train has an 30 minute to hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | <b>Bus service takes 33 minutes from Great Shelford to Cambridge.</b><br>Train service takes 5-11 minutes from Great Shelford to Cambridge. |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 5.77km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 206  
**Address** Land at Bannold Road and Bannold Drive, Waterbeach  
**Location** Waterbeach  
**Category of site** Minor Rural Centre  
**Site area** 1.77

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | The site includes several residential properties.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Most of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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. Possible noise and malodour from Barton Ley & Midload Farm immediately to the east as proposals would be closer than existing residential. No history of complaints but noise sources etc. have not been quantified. Minor to moderate noise / odour risk.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board. |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). There is a group of protected trees located 290m to the west.   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

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|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use with dense hedgerow, particularly along the road frontages. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is located in a relatively open area separating the village from the Barracks to the north. It is in residential and agricultural use with mature trees along Bannold Road. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village, as demonstrated by the planning appeal (see planning history). If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village. 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.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A very small part of the south east corner of the site is within Flood Zone 2.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |   |  |

|   |  |   |   |  |
|---|--|---|---|--|
| Health  | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|   | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?                   |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                                   | 0 | Minor Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | - | 908m from the centre of the site to a point along Chapel Street. Services and facilities clustered around surrounding area.            |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   |  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0 | Development would have no effect on employment land or premises.   |

|                   |  |  |         |   |
|-------------------|--|--|---------|---|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |         |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0       | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |         |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +       | 25.21 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - / --- | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.   |

|           |  |   |   |  |
|-----------|--|---|---|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0 | 762m ACF from the centre of the site to the nearest bus stop (196 service).<br><b>457m ACF from the centre of the site to the nearest bus stop (9 service).</b>  |
|           |  | Sub-indicator: Frequency of Public Transport  | - | 196 service - less than hourly.<br><b>9 service - Hourly service.</b>  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | + | 196 service - 44 Minutes from Waterbeach to Cambridge.<br><b>9 service - 25 Minutes from Waterbeach to Cambridge.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 9.20km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | No impact.   |

**Site No.** Site 207  
**Address** Land east of Hinton Way, north of Mingle Lane, Great Shelford  
**Location** Great Shelford & Stapleford  
**Category of site** Rural Centre  
**Site area** 10.04

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score  | Notes   |
|---|---|---|--|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0  | No previously developed land.   |
|   |   | Will it use land efficiently?   |  |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -  | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0  | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |  |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0  | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0/-  | 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 - Mingle Lane.           |
|   | Will it minimise, and where possible address, land contamination?   | 0   | Development not on land likely to be contaminated. |   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0  | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0  | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | +  | Minor positive impact as there are some opportunities for habitat enhancement through copse planting to compliment the woodland feel of the adjacent cemetery the retention and enhancement of the scrubland, and additional hedgerow planting.     |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0  | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant negative impact (development 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.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant negative impact (development conflicts with townscape character, 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.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor negative impact on historic assets (incapable of satisfactory mitigation) – site forms part of the setting of the Great Shelford Conservation Area. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +/0 | Development would create minor opportunities for new public open space.                        |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +   | Rural Centre.  |
|   |  | Sub-Indicator: Distance to centre   | --- | 1,040m ACF to Woollards Lane which is surrounded by a large number of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.    |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.    |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 17.19 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |       |   |
|-----------|--|---|-------|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +     | Total score of 16-17.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +     | 290m ACF from the centre of the site to nearest bus stop (31 Service).<br><b>573m ACF from the centre of the site to train station.</b>   |
|           |  | Sub-indicator: Frequency of Public Transport  | 0 / - | Bus has a less than hourly service.<br><b>Train has an 30 minute to hourly service.</b>   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++   | Bus service takes 24 minutes from Great Shelford to Cambridge.<br><b>Train service takes 5-11 minutes from Great Shelford to Cambridge.</b>   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +     | 6.36km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | -/-   | Minor negative effects incapable of 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. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0     | No impact.  |

**Site No.** Site 208  
**Address** Land to the north of Gog Magog Way, Stapleford  
**Location** Great Shelford & Stapleford  
**Category of site** Rural Centre  
**Site area** 0.32

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|--|---|---|-------|---|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|  |   | Will it use land efficiently?   |       |   |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - northern half of site is Grade 2.  |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |   |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.  |
|  |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |   |  |
|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -I. 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  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Loss of mature hedgerow if site developed therefore altering townscape character of area.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II Listed building - loss of openness and rural setting. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).                                     |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +   | Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | --- | 1,477m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 17.05 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |   |   |
|-----------|--|---|---|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0 | 151m ACF from the centre of the site to nearest bus stop (31 service).<br><b>759m ACF from the centre of the site to nearest bus stop (Citi 7 service).</b>   |
|           |  | Sub-indicator: Frequency of Public Transport  | + | 31 service - 4 buses a day.<br><b>Citi 7 - 20 minute service.</b>   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0 | 31 bus service takes 19 minutes from Shelford to Cambridge.<br><b>Citi 7 bus service takes 36 minutes from Shelford to Cambridge.</b>   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 6.81km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | 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 No.** Site 209  
**Address** Land north of Bogs Gap Lane, Steeple Morden  
**Location** Steeple Morden  
**Category of site** Group Village  
**Site area** 0.48

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land. The site includes one residential property.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |   |  |
|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) Site rural in character.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0 | 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.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | Neutral impact (existing features retained, or appropriate mitigation possible). Some impact on setting of listed buildings adjoining site. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | - | 840m from the centre of the site to Cheyney Street, opposite the school, a central point in the village surrounded by services and facilities |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 29.89 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is close to capacity and the sewerage network is approaching capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed  |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 120m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | 32 minutes from Steeple Morden to Royston.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 7.50km ACF from the centre of the site to Royston Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The proposed site does not appear to have a direct link to the adopted public highway. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact   |

**Site No.** Site 210  
**Address** Land at the rear of Swanns Corner, Mill Lane, Whittlesford  
**Location** Whittlesford  
**Category of site** Group Village  
**Site area** 0.59

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Commercial to south. However existing residential already in close proximity so minor to medium risk  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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 be achieved through the development process and will mitigate any impact on groundwater,  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). There are protected trees within the site adjoining the course of the River Granta and to the north of within the area around the medieval moated site. Also within the grounds of Mill House to the south are protected groups of trees. There is a group of protected elm trees within the grounds of the grain store. Where the site adjoins Mill Lane there are two protected elm trees, which would be impacted if this were to be the access point for the site. |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A footpath to the east of the site, which starts in Mill Lane and extends in a north east direction across the water meadows.   |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site forms an important part of the immediate setting a Grade II Listed Building and Conservation Area, and part of the wider setting of the Grade I Listed church. There are a number of protected trees within and adjacent to the site, which contributes to the rural character of the area. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site forms an important part of the immediate setting a Grade II Listed Building and Conservation Area, and part of the wider setting of the Grade I Listed church. There are a number of protected trees within and adjacent to the site, which contributes to the rural character of the area. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the immediate setting a Grade II Listed Building and Conservation Area, and part of the wider setting of the Grade I Listed church. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.                             |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

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|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group village  |
|   |  | Sub-Indicator: Distance to centre   | + | 448m from the centre of the site to Whittlesford Post Office, a central point in the village surrounded by services and facilities.    |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 27.94 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | + | Insufficient spare school capacity but potential for improvement to meet needs  |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 11.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 368m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | --- | 51 minutes from Whittlesford to Cambridge   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 10.34km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The proposed site does not appear to have a direct link to the adopted public highway. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 211  
**Address** Land at Pampisford Road / High Street, Great Abington  
**Location** Great Abington  
**Category of site** Group Village  
**Site area** 3.64

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Environmental Health has concerns about noise from adjoining industrial 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  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated. Previous agricultural use can be mitigated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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 be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - would be a loss of the separation of the village from New House Farm and a loss of the rural setting and backdrop to this farmstead.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) Major adverse harm to listed buildings due to loss of farmland settings and backdrop to former farmstead and due to loss of visual link between adjacent farmsteads. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | 0 | 626m ACF to the village Post Office - location represents of central point in relation to other services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                              |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   |  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                              |

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|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 17.86 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 17.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 197m ACF from the centre of the site to the nearest bus stop.  |
|           |  | Sub-indicator: Frequency of Public Transport  | 0   | 30 Minute Service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 26 minutes from Great Abington to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.77km ACF from the centre of the site to Saffron Walden Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has concerns about accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 212  
**Address** Land east of Hinton Way, Great Shelford  
**Location** Great Shelford & Stapleford  
**Category of site** Rural Centre  
**Site area** 1.97

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | +/0   | Minor positive impact as there are some opportunities for enhancement through the provision of treebelts and hedgerows.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -   | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant negative impact on historic assets (incapable of satisfactory mitigation) - the site is part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +/0 | Development would create minor opportunities for new public open space.                      |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +   | Rural Centre.  |
|   |  | Sub-Indicator: Distance to centre   | -   | 902m ACF to Woollards Lane which is surrounded by a large number of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |     |  |
|-------------------|--|--|-----|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0   | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +++ | 14.66 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +   | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |       |  |
|-----------|--|---|-------|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +     | Total score of 16-17.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +     | 126m ACF from the centre of the site to nearest bus stop (31 Service).<br><b>422m ACF from the centre of the site to train station.</b>  |
|           |  | Sub-indicator: Frequency of Public Transport  | 0 / - | Bus has a less than hourly service.<br><b>Train has an 30 minute to hourly service.</b>  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++   | Bus service takes 24 minutes from Great Shelford to Cambridge.<br><b>Train service takes 5-11 minutes from Great Shelford to Cambridge.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +     | 6.29km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | ---   | Significant negative effects incapable of mitigation. 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. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0     | No impact.   |

**Site No.** Site 213  
**Address** Land at east of Court Meadows House, Balsham Road, Fulbourn  
**Location** Fulbourn  
**Category of site** Rural Centre  
**Site area** 13.84

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -/0   | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Majority of site is Grade 2.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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 be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0/-   | 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. Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby.                                       |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |  |
|---|--|---|---|--|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.   |  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | + | Rural Centre   |  |
|   |  | Sub-Indicator: Distance to centre   | - | 846m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.  |  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | + | New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that scale of development proposed on the site would be able to deliver complimentary non-residential uses such a community facilities, open space and a limited amount of retail. |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |  |
|   |  | Will it redress inequalities?   |   |  |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development. Promoter does indicate that scale of development would enable delivery of non residential uses such as community facilities.   |  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.        |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 29.77 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.                  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 12.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +   | <b>550m ACF from the centre of the site to the nearest bus stop (16 Service).</b><br>955m ACF from the centre of the site to the nearest bus stop (Citi 1).   |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | <b>16 service - less than hourly service.</b><br>Citi 1 - 20 Minute Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | <b>16 service - 30 Minutes from Fulbourn to Haverhill</b><br>Citi 1 - 50 Minutes from Fulbourn to Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 8.29km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +   | 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 No.** Site 214  
**Address** Land off Home End, Fulbourn  
**Location** Fulbourn  
**Category of site** Rural Centre  
**Site area** 0.52

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score   | Notes   |
|---|---|---|---------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0       | No previously developed land.   |
|   |   | Will it use land efficiently?   |         |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0       | Development would not affect best and most versatile agricultural land (Grades 1 and 2).  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0       | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |         |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0       | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -/--- ? | Development compatible with some neighbouring uses. Environmental Health concerned because the site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays. Concern at noise disturbance bringing residential use closer to these 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 |
|   |   | Will it minimise, and where possible address, land contamination?   | 0       | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0       | 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 be achieved through the development process and will mitigate any impact on groundwater,   |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0       | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0       | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0       | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this site would have a significant adverse effect on the landscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major effect on settings of listed buildings in Home End . Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | + | Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | + | 444m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.                    |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 25.65 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |   |   |
|-----------|--|---|---|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | + | 197m ACF from the centre of the site to the nearest bus stop (16 Service).<br><b>402m ACF from the centre of the site to the nearest bus stop (Citi 1).</b> |
|           |  | Sub-indicator: Frequency of Public Transport  | + | 16 service - less than hourly service.<br><b>Citi 1 - 20 Minute Service.</b>  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | - | 16 service - 30 Minutes from Fulbourn to Haverhill.<br><b>Citi 1 - 50 Minutes from Fulbourn to Cambridge.</b>   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 7.72km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved.??? Highway Authority state no access to public road???                                     |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | No impact.  |

**Site No.** Site 215  
**Address** Land north of Glebe Road, Barrington  
**Location** Barrington  
**Category of site** Group Village  
**Site area** 5.2

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (5.2 ha.).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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                        |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Adjacent to industrial/commercial and may have contaminated land. Potential for minor benefits through remediation of minor contamination  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. Footpath to the south east. |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is situated in an area of gently rolling landscape and is very visible from the surrounding higher land. Development in this location will form a large area of backland development out of keeping with the predominantly linear character of Barrington, harmful to the rural character of the village. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site is situated in an area of gently rolling landscape and is very visible from the surrounding higher land. Development in this location will form a large area of backland development out of keeping with the predominantly linear character of Barrington, harmful to the rural character of the village. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the setting of several Grade II Listed Buildings and the Conservation Area. 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.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |   |   |   |  |
|---|---|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.   | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing   | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |   | Will it provide for housing for the ageing population?  |   |  |
|   |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)    | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |   | Sub-Indicator: Distance to centre   | -   | 945m ACF to the Village Hall, central to the village and other services and facilities within the village.                             |
|   | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | Will it improve relations between people from different backgrounds or social groups?   |   |  |
|   |   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income   | Will it redress inequalities?   |   |  |
|   |   | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 36.03 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | 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 both will require mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity,  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 14.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 346m ACF from the centre of the site to the nearest bus stop.  |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 30 Minutes from Barrington to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.62km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 216  
**Address** Land east of Fox Road, Balsham  
**Location** Balsham  
**Category of site** Group Village  
**Site area** 5.37

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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 be achieved through the development process and will mitigate any impact on groundwater, |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |   |   |  |  |
|--|---|---|--|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | ---  | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - it would result in the loss of an open area with a distinct rural character.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -  | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) -   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | ---  | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Building-Balsham Place and setting of listed buildings along Fox Rd and High Street, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process |
|  |   | Create places, spaces and buildings that work well, wear well and look good   | Will it lead to developments built to a high standard of design and good place making that reflects local character? |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0  | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |  |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |  |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0  | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |  |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |  |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |  |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |  |  |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | 0 | 653m ACF to the Black Bull pub, which is central to the village, surrounded by other services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                   |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 35.56 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 181m ACF from the centre of the site to the nearest bus stop.    |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 20 Minutes from Balsham to Haverhill                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 10.52km ACF from the centre of the site to Haverhill Market.     |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 217  
**Address** Land adj to 35 Cootes Lane, Fen Drayton  
**Location** Fen Drayton  
**Category of site** Group Village  
**Site area** 0.45

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | The site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some possible noise from the A14 which should be possible to mitigate.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |   |  |
|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of the built area into the countryside and small-scale landscape created by the former LSA estate. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the agricultural character of this area of the village.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.      |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +++ | 127m ACF to a point on Cootes Lane which is central to the surrounding services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                        |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   |  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                        |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 20.57 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path so could impact on the use of this form of public transport.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 127m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 15 Minutes from Fen Drayton to St. Ives.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 3.55km ACF from the centre of the site to St. Ives Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0/- | Minor negative effects incapable of mitigation. Capacity - given the capacity constraints on the A14, it would be difficult to see more than a quarter of the identified housing development being deliverable. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 218  
**Address** Land at Triangle Farm, Fowlmere  
**Location** Fowlmere  
**Category of site** Group Village  
**Site area** 1.03

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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 |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.      |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) -significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0   | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II Listed building.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | + | 576m ACF to The Chequers Inn Pub - location chosen as representation of central point of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                       |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                       |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 40.39 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 12.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 170m ACF from the centre of the site to the nearest bus stop.    |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | -   | 45-55 Minutes from Fowlmere to Cambridge.                        |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 8.91km ACF from the centre of the site to Royston Market.        |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 219  
**Address** Land north of Elbourn Way, Bassingbourn  
**Location** Bassingbourn  
**Category of site** Group Village  
**Site area** 5.31

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0/-   | 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.                         |
|   |   | Will it minimise, and where possible address, land contamination?   | 0/+   | The site would require investigation due to it being military land. Potential for benefits through remediation of any contamination.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |  |   |       |   |
|--|--|---|-------|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -/--- | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and would also change the rural character of this wooded and enclosed area of the village. |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -     | Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of linear development predominant in the village, especially the historic core.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | ---   | Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.   |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |       |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0     | Standard requirements for renewables would apply.   |
|  |  | Will it promote energy efficiency?  |       |   |
|  | Reduce vulnerability to future climate change effects  | Will it minimise contributions to climate change through sustainable construction practices?  |       |   |
|  |  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0/-   | The majority of the site is Flood Zone 1. A very small area adjacent to the drain on the western edge of the site is in Flood Zones 2 and 3.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |       |   |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |       |   |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |       |   |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |       |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +/0   | Development would create minor opportunities for new public open space.   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | +++   | 376m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                                 |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 22.21 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 297m ACF from the centre of the site to nearest bus stop.        |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 19 minutes from Bassingbourn to Royston.                         |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.48km ACF from the centre of the site to St. Ives Market.       |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 220  
**Address** Land south of Poplar Farm Close & north of Brook Road, Bassingbourn  
**Location** Bassingbourn  
**Category of site** Group Village  
**Site area** 0.51

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Noise from Brook Road but can be mitigated by design and layout.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0/+   | The site would require investigation due to its agricultural use. Potential for benefits through remediation of any contamination.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |       |   |
|--|---|---|-------|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -     | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the loss of mature trees and enclosed areas of grassland along the western edge of the village.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -/--- | Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -     | Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings and the Conservation Area. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |       |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0     | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |       |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |       |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0     | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |       |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |       |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |       |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |       |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | +++   | 256m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                                 |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 20.48 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 155m ACF from the centre of the site to nearest bus stop.        |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 19 minutes from Bassingbourn to Royston.                         |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.36km ACF from the centre of the site to St. Ives Market.       |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 221  
**Address** Land fronting Trap Road, Guilden Morden  
**Location** Guilden Morden  
**Category of site** Group Village  
**Site area** 2.1

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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                   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated. Farm buildings on site so may need to be assessed.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Part of the rural surroundings of the village and not associated with the built development. Development of this site would extend the eastern boundary of the village into open countryside  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear nature of village.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II* Morden Hall and impact on grade I St Marys church to north of site. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | +++   | 210m ACF from the centre of the site to th King Edward VII pub central in relation to services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                                       |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 33.35 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport |  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 14.   |
|           | Reduce the need to travel and promote more sustainable transport choices.  | Sub-indicator: Distance to bus stop / rail station  | +++ | 233m ACF from the centre of the site to the nearest bus stop     |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 29 minutes from Guilden Morden to Cambridge.                     |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 8.29km ACF from the centre of the site to Royston Market.        |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 222  
**Address** Land north of 6-14 Comberton Road, Barton  
**Location** Barton  
**Category of site** Group Village  
**Site area** 2.6

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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                   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Part of the rural surroundings of the village. This enclosed field marks the transition to a network of larger more open fields that extends from the northern edge of Barton. Development would impact on setting of village.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - site forms part of setting of listed buildings including Clare College Farm.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of a number of listed building including Grade II listed Clare College Farmhouse. Adverse impact on Conservation Area which follows boundary of site. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).                                       |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +++ | 257m ACF from the centre to Barton Post Office with a cluster of services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   |  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 23.28 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 236m ACF from the centre of the site to the nearest bus stop     |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 18 minutes from Barton to Cambridge.                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.98km ACF from the centre of the site to Cambridge Market.      |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 223  
**Address** Land north of 18 Comberton Road, Barton  
**Location** Barton  
**Category of site** Group Village  
**Site area** 2.68

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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                   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated. Adjacent to commercial land so may need some assessment.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Part of the rural surroundings of the village. Development of site would extend the built form of the village and reduce the views towards open countryside from approach road into Barton   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - impact on setting of listed buildings including Clare College Farm.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of a number of listed building including Grade II listed Clare College Farmhouse. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).                                       |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +++ | 400m ACF from the centre to Barton Post Office with a cluster of services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 25.52 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 384m ACF from the centre of the site to the nearest bus stop     |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 18 minutes from Barton to Cambridge.                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 5.07km ACF from the centre of the site to Cambridge Market.      |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 224  
**Address** Land south of Comberton Road, Barton  
**Location** Barton  
**Category of site** Group Village  
**Site area** 9.05

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the 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.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site is partly within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Environmental Health concerned about noise impact from commercial site adjacent to site. 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 |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is clearly part of the open countryside extending on this side of the village. Development of site would extend the built form of the village into open countryside.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0   | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of a number of Grade II Listed buildings in Comberton Rd 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).                                       |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | 0 | 606m ACF from the centre to Barton Post Office with a cluster of services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 28.85 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +   | 587m ACF from the centre of the site to the nearest bus stop     |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 18 minutes from Barton to Cambridge.                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 5.41km ACF from the centre of the site to Cambridge Market.      |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 225  
**Address** Land to west of Cambridge Road and south of New Road, Barton  
**Location** Barton  
**Category of site** Group Village  
**Site area** 6.66

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site is partly within an area designated in the Minerals and Waste LDF but development would not have a negative impact   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Environmental Health concerned about noise from busy Cambridge Road/A603 which is adjacent to site. 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 |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated. But adjacent to former sewerage works so may need assessment.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is clearly part of the open countryside on this side of the village.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - site forms part of setting of number of listed buildings.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of a number of Grade II Listed buildings nearby. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).                                       |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | + | 589m ACF from the centre to Barton Post Office with a cluster of services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 21.71 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 187m ACF from the centre of the site to the nearest bus stop     |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 18 minutes from Barton to Cambridge.                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.54km ACF from the centre of the site to Cambridge Market.      |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 226  
**Address** Land to the rear of 98 - 102 High Street Harston  
**Location** Harston  
**Category of site** Group Village  
**Site area** 2.87

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the 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 (2.87 ha.).  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). There are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site.  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site. |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II Listed Buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | 0 | 643m ACF to the Pemberton Arms pub - location chosen as representation of central point of these services and facilities.              |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 20.39 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | + | Insufficient spare school capacity but potential for improvement to meet needs.   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 184m ACF from the centre of the site to the nearest bus stop.                       |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | <b>20 Minutes from Harston to Cambridge;</b><br>21 Minutes from Harston to Royston. |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 7.49km ACF from the centre of the site to Cambridge Market.                         |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.                    |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 227  
**Address** Land off Villa Road, Histon  
**Location** Histon & Impington  
**Category of site** Rural Centre  
**Site area** 6.64

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the 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.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.  |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

|  |  |   |         |  |
|--|--|---|---------|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | ---     | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider open landscape. The land is within the Green Belt in an area where development would have a significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton. |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -       | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear estate development with intermittent hedging to the east forming a fairly exposed edge to farmland. The land is within the Green Belt in an area where development would have a significant adverse impact on Green Belt purposes and functions, where the landscape is open with long views to be had across towards Cambridge and Girton.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0       | 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.  |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |         |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0       | Standard requirements for renewables would apply.  |
|  |  | Will it promote energy efficiency?  |         |  |
|  |  | Will it minimise contributions to climate change through sustainable construction practices?  |         |  |
|  | Reduce vulnerability to future climate change effects  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | - / --- | Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation) - A large proportion of the site (approximately 4/5ths) is within flood zones 2 and 3. However, the land closest to the village framework is Flood Zone 1.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |         |  |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |         |  |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |         |  |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |         |  |
|  | Improve the quantity and quality of publically accessible open space.                                | Will it increase the quantity and quality of publically accessible open space?  | 0       | Neutral impact (existing features retained or appropriate mitigation).   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and Involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +   | Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | ---   | 1,008m ACF to a point on High Street which is surrounded by a large number of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.            |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |     |   |
|-------------------|--|--|-----|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0   | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | 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.  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +++ | 6.07 minutes from site to nearest employment area with 2000+ employees. 8 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +   | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | +   | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. Promoter proposes additional primary school provision.  |

|           |  |   |       |  |
|-----------|--|---|-------|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++   | Total score of 22.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +     | 452m ACF from the centre of the site to the nearest bus stop (Guided Busway).  |
|           |  | Sub-indicator: Frequency of Public Transport  | +++   | The Guided Busway provides a 10 Minute Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++   | Guided Busway - 17 Minutes from Histon to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++   | 4.33km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | - / 0 | Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.) |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +     | 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 No.** Site 228  
**Address** Land south of 92 High Street, Harston  
**Location** Harston  
**Category of site** Group Village  
**Site area** 4.01

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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 (4.01 ha.).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Noise from High St but can be mitigated by design and layout, which may influence density. 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. |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). Within the grounds of Park House near to the road there is a large group of protected trees.  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A track follows the northern boundary of the site from the A10 in an eastward direction.         |

|  |   |   |     |   |
|--|---|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this large site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this large site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II Listed Buildings. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |     |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +   | 508m ACF to the Pemberton Arms pub - location chosen as representation of central point of these services and facilities.              |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 21.63 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | + | Insufficient spare school capacity but potential for improvement to meet needs.   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 224m ACF from the centre of the site to the nearest bus stop.                       |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly Service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | <b>20 Minutes from Harston to Cambridge;</b><br>21 Minutes from Harston to Royston. |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 7.49km ACF from the centre of the site to Cambridge Market.                         |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.                    |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |

**Site No.** Site 229  
**Address** Land opposite 30 Pipers Close and between Appleacre Park Caravan site and Lanacre, Fowlme  
**Location** Fowlmere  
**Category of site** Group Village  
**Site area** 0.67

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the 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  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.   |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

|  |   |   |   |   |
|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Clear views into the site from housing on opposite side of road. Site is open green space forming area part of countryside adjoining Fowlmere.         |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would be contrary to linear form of this part of village   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

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|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | 0 | 763m ACF to The Chequers Inn Pub - location chosen as representation of central point of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                       |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   |  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                       |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 41.81 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 12.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 131m ACF from the centre of the site to the nearest bus stop.    |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | -   | 45-55 Minutes from Fowlmere to Cambridge.                        |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 7.96km ACF from the centre of the site to Royston Market.        |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 230  
**Address** Mill Lane, Sawston  
**Location** Sawston  
**Category of site** Rural Centre  
**Site area** 1.48

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score   | Notes   |
|--|---|---|---|---|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0   | No previously developed land.   |
|  |   | Will it use land efficiently?   |   |   |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | 0   | Development would not affect best and most versatile agricultural land (Grades 1 and 2).  |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0   | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact   |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |   |   |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0   | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0   | Development compatible with neighbouring uses. Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.  |
|  | Will it minimise, and where possible address, land contamination?   | 0   | Development not on land likely to be contaminated |   |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0   | 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 be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0   | No impact on protected sites and species (or impacts could be mitigated). TPO running along southern site boundary. The trees present on all other boundaries look significant and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise   |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0   | 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.  |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0   | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |

|  |  |   |     |  |
|--|--|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0   | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. It should be possible to mitigate impacts on the landscape through retention of trees and hedges. |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor 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 the west. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. The site is located to the east of the nationally important Iron Age ringwork Borough Hill.   |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |  | Will it promote energy efficiency?  |     |  |
|  |  | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | -   | Flood Zone 2, drainage issues capable of being appropriately addressed.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |     |  |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | + | Rural Centre.  |
|   |  | Sub-Indicator: Distance to centre   | 0 | 710m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                        |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                        |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 27.81 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | + | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.   |

|           |  |   |   |  |
|-----------|--|---|---|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0 | 712m ACF from the centre of the site to the nearest bus stop.                              |
|           |  | Sub-indicator: Frequency of Public Transport  | + | <b>20 minute service to Cambridge.</b><br>Hourly service to Saffron Walden.                |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0 | <b>39 Minutes from Sawston to Cambridge.</b><br>29 Minutes from Sawston to Saffron Walden. |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 9.59km ACF from the centre of the site to Cambridge Market.                                |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved.                           |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | No impact.   |

**Site No.** Site 231  
**Address** Land north of Waterbeach  
**Location** Waterbeach  
**Category of site** New Settlement  
**Site area** 558.68

| Theme                                   | Sustainability Objective  | Decision Making Criteria   | Score | Notes   |
|---|---|--|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?   | +++   | 25% to 74% Previously Developed Land (PDL). Military barracks and airfield.   |
|   |   | Will it use land efficiently?  |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?   | ---   | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - majority of site is classified as Grade 2, with some Grade 3. Airfield is unclassified.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | -     | Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?   |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?   | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?                         | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate. Small part of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. Developers propose to move the WWTW off site which would mitigate this impact. |
|   |   | Will it minimise, and where possible address, land contamination?  | +     | Potential for minor benefits through remediation of minor contamination, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?   | 0     | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.  |

|  |   |   |     |   |
|--|---|---|-----|---|
| Biodiversity                               | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0   | No impact on protected sites and species (or impacts could be mitigated).   |
|  | Maintain and enhance the range and viability of characteristic habitats and species                 | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?   | +++ | Assumptions for a significant positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds.  |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces                 | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | +++ | Development would deliver significant new Green Infrastructure. The proposed development includes around 114 hectares of new public open space and a 92 hectare landscaped setting for Denny Abbey.   |
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site would mean a high inter-visibility between sections of the development and reinforce its total dominance in the landscape when viewed from outside the site. Development would be very large in relation to the existing settlements and of such a different character that it would have a very significant adverse effect on them. The landscape would be unable to accommodate development of the proposed type and scale without total and adverse character change. The development conflicts directly with the Landscape Character. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0   | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - 4 Listed Buildings on site (in East Cambridgeshire) and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments. 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |

|                                 |   |   |     |  |
|---------------------------------|---|---|-----|--|
| Climate Change                  | Minimise impacts on climate change (including greenhouse gas emissions)     | Will it support the use of renewable energy resources?  | +++ | Development would create major additional opportunities for renewable energy based upon potential for combined heat and power. |
|                                 |   | Will it promote energy efficiency?  |     |  |
|                                 |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|                                 | Reduce vulnerability to future climate change effects                       | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.                      |
|                                 |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|                                 |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                          | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|                                 | Reduce and prevent crime and reduce fear of crime                           | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space.       | Will it increase the quantity and quality of publically accessible open space?  | +++ | Development would deliver significant new public open space (around 114 hectares of new public open space).                    |
|                                 | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|                                 |   | Will it provide for housing for the ageing population?  |     |  |
|                                 |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |

|   |  |   |     |  |
|---|--|---|-----|--|
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | +   | New settlement proposal to include substantial retail, health, community and leisure facilities.   |
|   |  | Sub-Indicator:<br>Distance to centre  | 0   | Centre point of site beyond 1000m of nearest existing centre<br><b>Majority of site would be within 800m of any new local centre developed as part of site.</b>  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                 | +++ | New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities   |
|   |  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | +++ | New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith |

|                   |  |  |     |  |
|-------------------|--|--|-----|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | +++ | Development would significantly enhance employment opportunities. The proposed submission includes 207,893 sqm employment floorspace and around 7,600 jobs.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres. |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0   | 41.03 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | -   | Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.   |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | School capacity not sufficient, but significant issues can be adequately addressed by the construction of new secondary and primary schools.   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 15.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0   | <b>New settlement would require new bus stops which would mostly fall within 800m of the site.</b><br>1,448m ACF from the centre of the site to the nearest bus stop (196 service).<br>1,584m ACF from the centre of the site to the nearest bus stop (9 service).   |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4.</b><br>196 service - less than hourly service.<br>9 service - hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 196 service - 36 minutes to Ely.<br><b>9 service - 25 minutes to Cambridge.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.90km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +++ | Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity. Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.   |

**Site No.** Site 231 (MOD only)  
**Address** Land north of Waterbeach (MOD only)  
**Location** Waterbeach  
**Category of site** Minor Rural Centre  
**Site area** 280.2

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | +++   | 25% to 74% Previously Developed Land (PDL). Military barracks and airfield.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Airfield is unclassified.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | -     | Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate. Small part of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation. Developers propose to move the WWTW off site which would mitigate this impact. |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Potential for minor benefits through remediation of minor contamination, the site has a number of potential sources of contamination- previous military land, areas of filled ground, a sewerage works and also adjacent to railway line and landfill.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | +++   | Assumptions for a significant positive impact are that opportunities for enhancement and new features will be achieved and that risks of negative impact (loss of existing features) will be satisfactorily mitigated, opportunities include new woodland, hedgerows, grassland, watercourses and ponds.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | +     | Development would deliver new Green Infrastructure.   |

|  |  |   |     |   |
|--|--|---|-----|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -   | Minor Negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). The scale and character of the proposed development would be visible over large areas, and the likely scale and type of buildings would form developed skylines to the north, south and east. Folds and slopes within the landform of the development site would mean a high inter-visibility between sections of the development and reinforce its dominance in the landscape when viewed from outside the site. Development would be large in relation to the existing settlements and of such a different character that it would have an adverse effect on them. |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0   | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) - 4 Listed Buildings on site (in East Cambridgeshire) and numerous Bronze Age barrows known in the area, a significant number of which are designated Scheduled Monuments. 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | +++ | Development would create major additional opportunities for renewable energy based upon potential for combined heat and power.  |
|  |  | Will it promote energy efficiency?  |     |   |
|  | Reduce vulnerability to future climate change effects  | Will it minimise contributions to climate change through sustainable construction practices?  |     |   |
|  |  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |   |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |     |   |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |   |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |   |

|   |  |   |  |  |
|---|--|---|--|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +++  | Development would deliver significant new public open space.   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |  |  |
|   |  | Will it provide for housing for the ageing population?  |  |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0  | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +  | New settlement proposal to include substantial retail, health, community and leisure facilities.   |
|   |  | Sub-Indicator:<br>Distance to centre  | 0  | Centre point of site beyond 1000m of nearest existing centre<br><b>Majority of site would be within 800m of any new local centre developed as part of site.</b>  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | +++  | New local facilities or improved existing facilities are proposed of significant benefit. Proposal to include new secondary and primary schools, a large medical centre, retail, leisure and sports facilities |
|   |  | Will improve relations between people from different backgrounds or social groups?  |  |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |  |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |  |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | +++   | New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable). Submission states that a number of community centres will be provided to include halls, libraries and places of faith |  |

|                   |  |  |     |  |
|-------------------|--|--|-----|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | +++ | Development would significantly enhance employment opportunities.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres. |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0   | 41.03 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. (NOTE: Taken from assessment of SHLAA Site 231)                         |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | -   | Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | School capacity not sufficient, but significant issues can be adequately addressed by the construction of new secondary and primary schools.   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 15.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0   | <b>New settlement would require new bus stops which would mostly fall within 800m of the site.</b><br>1,087m ACF from the centre of the site to the nearest bus stop - Research Park Entrance (9 service).   |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4.</b><br>9 service - hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 9 service - 28 minutes to Ely (Landbeach, Research Park Entrance to Ely, Market Street).<br><b>9 service - 27 minutes to Cambridge</b> (Landbeach, Research Park Entrance to Cambridge, Drummer Street Bus Station).   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.68km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity on existing roads. The extent of necessary mitigation measures relating to highway capacity and access arrangements will need to be determined through transport modelling and a detailed transport assessment. They could include dualling of the A10 between Waterbeach and the A14 and upgrading of the A10 and A14 junction. Development proposals of this scale will need to be backed by a Transport Assessment and supporting Travel Plans. Any Transport Assessment will need to be based on analysis undertaken using the Cambridge Sub-Region Model. Detailed mitigation measures and the identification of appropriate financial contributions and obligations under Section 106 will be identified based on the appraisal of the Transport Assessment for each site. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +++ | Would potentially result in significant improvement to public transport, walking or cycling facilities. Promoter proposes new train station on the Ely to Cambridge railway line. Also propose a rapid bus service alongside the A10 – potential to link into CGB at Science Park. Opportunities to link to existing walking and cycle routes (such as NCN11) into Cambridge and other key sites such as Science Park. Potential requirement to enhance Park and Ride site on A10 at Milton to provide greater capacity. Opportunity to strengthen bus services on corridor between Waterbeach and Cambridge by a rapid service alongside the A10.   |

**Site No.** Site 231 (built area only)  
**Address** Land north of Waterbeach (built area only)  
**Location** Waterbeach  
**Category of site** Minor Rural Centre  
**Site area** 58.15

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | +++   | 25% to 74% Previously Developed Land (PDL). Military barracks and airfield.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Barracks is unclassified.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within a designated area in the Minerals and Waste LDF, development would not have a negative impact.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. The site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A10 and railway, but should be possible to mitigate.   |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Potential for minor benefits through remediation of minor contamination.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.                  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | No impact (existing features that warrant retention can be retained or appropriate mitigation)  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | No impact (existing features retained, or appropriate mitigation possible)  |

|  |   |   |   |  |
|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0 | No impact. Generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.      |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0 | 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. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | No impact or impacts capable of mitigation.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Great majority of site within Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |   |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |  |   |     |   |
|---|--|---|-----|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | No impact (existing feates retained or appropriate mitigation )                               |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |   |
|   |  | Will it provide for housing for the ageing population?  |     |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0   | Minor Rural Centre  |
|   |  | Sub-Indicator: Distance to centre   | --- | 1,210km ACF to Chapel Street, Waterbeach, surrounded by a cluster of services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No impact on facilities (or satisfactory mitigation proposed).                                |
|   |  | Will improve relations between people from different backgrounds or social groups?  |     |   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |     |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | -   | Base closure has curtailed access to MOD facilities.  |

|                   |  |  |     |  |
|-------------------|--|--|-----|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0   | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | Development would have no effect on vitality or viability of existing centres. The assumption is that the town and local centre proposals will only be of a suitable scale to serve needs of new residents and will not impact on other centres. |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0   | 41.03 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk. (NOTE: Taken from assessment of SHLAA Site 231)                         |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | 0   | Minor utilities Infrastructure improvements may be required, but constraints can be addressed.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | 0/- | School capacity may not be sufficient, but significant issues can be adequately addressed  |

|           |  |   |   |  |
|-----------|--|---|---|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | + | 520m ACF from the centre of the site to the nearest bus stop - Winfold Road (9 service).   |
|           |  | Sub-indicator: Frequency of Public Transport  | - | 9 service - hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0 | 9 service - 35 minutes to Ely (Waterbeach, Winfold Road to Ely, Market Street).<br><b>9 service - 31 minutes to Cambridge</b> (Waterbeach, Winfold Road to Cambridge, Drummer Street Bus Station). |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 9.22km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  |   |  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  |   |  |

**Site No.** Site 233  
**Address** Land west of Station Road (north of Burlington Press), Foxton  
**Location** Foxton  
**Category of site** Group Village  
**Site area** 0.84

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2)   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0/-   | Site adjoins industrial premises and so may be affected by noise from activities and vehicle movements. Will create minor negative impacts to, or as a result of, the development, with minor negative impacts which may be incapable of mitigation. |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Potential for minor benefits through remediation of minor contamination. Adjoins commercial / industrial use, requires assessment.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                         |

|  |   |   |   |   |
|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0 | The residential development of this site would replace existing agricultural buildings and hardstandings and would have a neutral impact on the townscape of Foxtan. 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. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).                        |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | +++   | 215m to The White Horse pub, central to village in relation to other services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

|                   |  |  |       |   |
|-------------------|--|--|-------|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0     | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |       |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0     | 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. |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |       |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +     | 18.82 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.               |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++/+ | Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.               |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | +++   | Sufficient surplus capacity available in all catchment schools.   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 340m ACF from the centre of the site to the nearest train station.<br><b>154m ACF from the centre of the site to the nearest bus stop.</b>  |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly service (Train).<br><b>Hourly service (Bus).</b>   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 9 minutes from Foxton to Royston (train).<br><b>17 minutes from Foxton to Royston (bus).</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.72km ACF centre of site to Royston Market   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +   | 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 No.** Site 234  
**Address** Land at the junction of Long Drive and Beach Road, Cottenham  
**Location** Cottenham  
**Category of site** Minor Rural Centre  
**Site area** 1.63

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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. |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | +     | Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision..  |

|  |   |   |   |   |
|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is not in the Green Belt, the land forms an important part of the setting of this part of Cottenham. Previous planning applications have been refused, as development in this location would progressively detract from open and rural appearance and character of area. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | - | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Some adverse effect on the setting of the Conservation Area due to loss of significant screening to modern development on approach to Conservation Area. 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |   |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | + | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0 | Minor Rural Centre  |
|   |  | Sub-Indicator: Distance to centre   | 0 | 657m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street       |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |

|                   |  |  |         |   |
|-------------------|--|--|---------|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0       | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |         |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0       | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |         |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +       | 22.21 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | +       | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.   |

|           |  |   |   |   |
|-----------|--|---|---|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 14.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0 | 653m ACF from the centre of the site to the nearest bus stop (Citi 8).  |
|           |  | Sub-indicator: Frequency of Public Transport  | + | 20 Minute Service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0 | 37 Minutes from Cottenham to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 8.95km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | No impact.  |

**Site No.** Site 235  
**Address** 36 New Road, Melbourn  
**Location** Melbourn  
**Category of site** Minor Rural Centre  
**Site area** 0.71

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|--|---|---|-------|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|  |   | Will it use land efficiently?   |       |  |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2)   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.   |
|  |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated  |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

|  |   |   |   |   |
|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0 | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. The site is well screened from the south by hedgerows and woodland strips. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0 | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0 | Minor Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | - | 820m from the centre of the site to a point on High Street, Melbourn which represents the centre of a cluster of services and facilities |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   |  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

|                   |  |  |       |   |
|-------------------|--|--|-------|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0     | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |       |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0     | 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. |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |       |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +++   | 11.06 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.           |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++/+ | Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.               |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | +++   | Sufficient surplus capacity available in all catchment schools.   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +   | 577m ACF from centre of the site to nearest bus stop to best service (26 service).  |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 32 Minutes from Melbourn to Cambridge.<br><b>9 Minutes from Melbourn to Royston.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.61km ACF centre of site to Saffron Walden Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +   | 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 No.** Site 236  
**Address** Land at Linton Road, Balsham  
**Location** Balsham  
**Category of site** Group Village  
**Site area** 1.61

| Theme   | Sustainability Objective  | Decision Making Criteria  | Score  | Notes   |
|---|---|---|--|---|
| Land & Soil Resources   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0  | No previously developed land.   |
|   |   | Will it use land efficiently?   |  |   |
|   |   | Will it protect and enhance the 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.  |
|   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                    | 0   | Site not within an area designated in the Minerals and Waste LDF.  |   |
| Minimise waste production and support the reuse and recycling of waste products | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |   |  |   |
| Air Quality and Environmental Pollution   | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0  | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -  | 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 |
|   | Will it protect and where possible enhance the quality of the water environment?  | Will it minimise, and where possible address, land contamination?   | 0  | Development not on land likely to be contaminated.  |
|   |   | 0   | 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  | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0  | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0  | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0  | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.      |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - site is rural in character and part of the undulating open countryside on this western side of Balsham.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of the site would have a significant adverse effect on the townscape of Balsham because it would introduce a non-linear form of built development into the village   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site would impact setting of Listed buildings in Fox Rd and High St. loss of rural backdrop to setting of listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |     |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | -   | 879m ACF to the Black Bull pub, which is central to the village, surrounded by other services and facilities. |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.                   |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Will it encourage engagement with community activities?  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |   |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0 | 37.32 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 308m ACF from the centre of the site to the nearest bus stop.    |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 20 Minutes from Balsham to Haverhill                             |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 10.67km ACF from the centre of the site to Haverhill Market.     |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 237  
**Address** Land east of Hay Street, Steeple Morden  
**Location** Steeple Morden  
**Category of site** Group Village  
**Site area** 0.33

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.                        |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - site bringing the countryside into the village. Development of the site would result in the loss of this rural frontage to Hay Street.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | -   | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of this part of village  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0   | Neutral impact (existing features retained, or appropriate mitigation possible). Some impact on setting of listed buildings adjoining site. 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |   |   |
|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | 0 | 661m from the centre of the site to Cheyney Street, opposite the school, a central point in the village surrounded by services and facilities |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.   |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 28.96 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is close to capacity and the sewerage network is approaching capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 67m ACF from the centre of the site to the nearest bus stop.     |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | Less than hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | 32 minutes from Steeple Morden to Royston.                       |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 7.50km ACF from the centre of the site to Royston Market.        |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 238  
**Address** Bourn Airfield, Bourn  
**Location** countryside  
**Category of site** New Settlement  
**Site area** 141.7

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | +     | The site includes the runways and some aircraft hangers, industrial buildings and outside storage areas. The rest of the site is in agricultural use and therefore not pdl. Approximately one third of site pdl.   |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | ---   | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - Majority of very large site is Grade 2.   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | -     | Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | ---/- | Development compatible with some neighbouring uses. Concerns at noise from adjoining industrial units to the east of the site which impact on nearby residential areas. Need to create buffer zone to mitigate noise. Also concerns at impact of noise from A428 which adjoins northern boundary of site. Environmental Health objecting to site - noise and odour constraints must be further investigated. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements could be mitigated. |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | This site is previously military land/airfield and may have contaminated land. It will require investigation. Potential for minor benefits through remediation of minor contamination.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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. Greatest impact likely to be as a result of losing grassland habitats currently found within the airfield strips. Great crested newts are known to be in the vicinity and may also be adversely affected.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |

|  |   |   |        |  |
|--|---|---|--------|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0      | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0      | 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.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0/-    | Neutral impact (existing features retained, or appropriate mitigation possible). Setting of listed buildings to west and south west of site would be adversely affected by 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |        |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | + /+++ | Development would create minor additional opportunities for renewable energy. A new settlement of this scale would be expected to include many additional renewable energy options   |
|  |   | Will it promote energy efficiency?  |        |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |        |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0      | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |        |  |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |        |  |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |        |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |        |  |
|  | Improve the quantity and quality of publically accessible open space.                               | Will it increase the quantity and quality of publically accessible open space?  | +      | Development would create minor opportunities for new public open space   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | + | Expansion to Cambourne therefore would expect it to provide additional facilities and services for existing and new communities.   |
|   |  | Sub-Indicator: Distance to centre   | 0 | Centre point of site beyond 1000m of nearest existing centre<br><b>Majority of site would be within 800m of any new local centre developed as part of site.</b>  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | + | New facilities or improved existing facilities are proposed of minor benefit. Promoter has indicated that the settlement will be a mixed use sustainable community.  |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | + | New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). The promoter has indicated that the new settlement will be self sufficient and sustainable. |

|                   |  |  |   |   |
|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | + | Development would support minor additional employment opportunities. It is proposed that the new settlement be a mixed use community therefore this would mitigate the loss of employment as a result of developing the airfield site.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | Development would have no effect on vitality or viability of existing centres. The new settlement is proposed as being a self sufficient sustainable community.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 32.76 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.<br><b>Proposed - Site would develop business / employment as part of development. Therefore it is assumed that employments areas of 2000+ will be a accessed between 15 and 30 minutes (could be less than 15 minutes +++ towards end of development).</b> |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is at capacity.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues be adequately addressed  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0   | <b>New settlement would require new bus stops which would mostly fall within 800m of the site.</b><br>820m ACF from the centre of the site to nearest bus stop (Citi 4).   |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4.</b><br>20 minute service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | ~33 minutes from bus stop to Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 10.81km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0/- | No capacity constraints identified, safe access can be achieved. The promoter has stated that the transport strategy will include innovatory public transport proposals. Highway Authority has highlighted A1303 Madingley Road corridor into Cambridge has capacity problems (especially at M11 Junction 13). Also Park and Ride at Madingley Road capacity may need upgrading. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +   | 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 No.** Site 239  
**Address** Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by th  
**Location** Cambourne  
**Category of site** Rural Centre  
**Site area** 150.88

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score  | Notes   |
|---|---|---|--------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0      | No previously developed land.   |
|   |   | Will it use land efficiently?   |        |   |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | ---    | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 150 ha).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0      | Site not within an area designated in the Minerals and Waste LDF.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |        |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0      | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0/-    | Development compatible with neighbouring uses. Traffic noise from the A428 and A1198 should be capable of mitigation. Some possible issues with noise from adjoining commercial / industrial site that may require offsite mitigation.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0      | Development not on land likely to be contaminated.  |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0      | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0      | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | +/0    | Minor positive impact as there are some opportunities for enhancement through the planting of additional copses, extending hedgerows into the site, and the creation of new ponds.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | + /+++ | Development would create minor opportunities for new Green Infrastructure. New landscaping associated with development of this site will create access to areas of open space within and on the edge of the development including designed greenways and connections to the existing green spaces in Cambourne. |

|  |   |   |     |  |
|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | 0/- | Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would be visible in many long distant views, would reduce the long countryside views into shorter ones, and would bring the development at Cambourne slightly closer to nearby villages, however it would be possible to develop this site without |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0   | 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.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0   | 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.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0/+ | Development could create minor additional opportunities for renewable energy.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

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|---|--|---|--|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +/+  | Development would create opportunities for new public open space.  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |  |  |
|   |  | Will it provide for housing for the ageing population?  |  |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0  | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community         | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +  | Rural Centre.  |
|   |  | Sub-Indicator: Distance to centre   | ---  | 1,533m from the centre of Cambourne (Broad Street), surrounded by a range of services and facilities. Majority of site would be within 800m of any new local centre developed as part of site. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | +/+  | New local facilities or improved existing facilities are proposed of significant benefit. The development proposes employment, health and community uses, and a local centre.                  |
|   |  | Will improve relations between people from different backgrounds or social groups?  |  |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |  |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |  |  |
| Encourage and enable the active involvement of local people in community activities | Will it encourage engagement with community activities?  | +/+   | New local community facilities or improved existing facility is proposed of minor benefit (and is viable and sustainable). |  |

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|---|--|--|---|--|
| Economic Activity   |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | + /+++  | Development would support minor additional employment opportunities.   |
|   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                     | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0/+   | The assumption is that any additional retail proposed will only be of a suitable scale to serve the needs of new residents and will not impact on other centres. Development could support the vitality or viability of the existing Cambourne centre.   |
|   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence     | Will it contribute to providing a range of employment opportunities, in accessible locations?  | 0   | 38.79 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.  |
|   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | -   | Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require a significant amount of new electricity network. There is no spare mains water capacity within the distribution zone. System reinforcement of the gas network is likely to be necessary to accommodate the development of this site. Significant infrastructure upgrades to the sewerage network will be required to accommodate this proposal |
| Support appropriate investment in people, places, communications and other infrastructure | Will it improve access to education and training, and support provision of skilled employees to the economy? | -  | School capacity not sufficient, but significant issues can be adequately addressed. |  |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0   | Total score of 13   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0   | 880m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | 20 minute service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0   | 35 minutes from bus stop to the centre of Cambridge.  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 11.23km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0/- | Minor negative effects incapable of mitigation. Access constraints - the Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. The promoter has indicated that vehicular access to the site would be from the A1198 both along the western and southern boundary of the site, and from Sheepfold Lane. Development would have a direct impact on A428 with potential capacity issues at the Cambourne Junction and on the corridor between Cambridge and St. Neots / Bedford, particularly junctions at either end of this section. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +   | 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 No.** Site 240  
**Address** Land at Littleton House, High Street, Girton  
**Location** Girton  
**Category of site** Group Village  
**Site area** 2.58

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|--|---|---|-------|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|  |   | Will it use land efficiently?   |       |  |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?  | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.  |
|  | Will it protect and enhance the quality of the water environment?   | Will it minimise, and where possible address, land contamination?   | +     | Potential for minor benefits through remediation of minor contamination - Sewage filter beds on site   |
|  |   | 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). | 0     |  |
| Biodiversity   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated). There are a protected Yew and Plane tree in the grounds of 65 High Street, adjacent to the proposed access to the site.                            |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?   | 0     | 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.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |

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|--|--|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a visibly interesting edge. Washpit Brook, together with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.  |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Building and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process  |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |  | Will it promote energy efficiency?  |     |  |
|  | Reduce vulnerability to future climate change effects  | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  |  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within Flood Zones 2 and 3.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |     |  |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

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|---|--|---|-----|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |  |
|   |  | Will it provide for housing for the ageing population?  |     |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +++ | 318m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |  |
|   |  | Will it redress inequalities?   |     |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |

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|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 16.49 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed   |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 22.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 230m ACF from the centre of the site to the nearest bus stop.  |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | 20 minute service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | 16 minutes from Girton to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.85km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | -   | Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.   |

**Site No.** Site 241  
**Address** The Woodyard, Cottenham  
**Location** Cottenham  
**Category of site** Minor Rural Centre  
**Site area** 1.22

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes   |
|---|---|---|-------|---|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.   |
|   |   | Will it use land efficiently?   |       |   |
|   |   | Will it protect and enhance the 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.  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |   |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | 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. A depot located immediately to the south but use unknown and may require further assessment. |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.  |
|   |   | Will it protect and enhance the quality of the water environment?   | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).   |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | +     | Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision..   |

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|--|---|---|-----|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications have been refused as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | --- | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street . The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |     |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |     |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |     |   |  |
|---|--|---|-----|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +   | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development. |  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |     |   |  |
|   |  | Will it provide for housing for the ageing population?  |     |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.   |  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | 0   | Minor Rural Centre  |  |
|   |  | Sub-Indicator: Distance to centre   | --- | 1,176m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street     |  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |     |   |  |
|   |  | Will it redress inequalities?   |     |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |     |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.   |  |

|                   |  |  |         |   |
|-------------------|--|--|---------|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0       | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |         |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0       | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |         |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +       | 24.20 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++ / + | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | +       | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.   |

|           |  |   |         |  |
|-----------|--|---|---------|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0       | Total score of 10.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | ---     | 310m ACF from the centre of the site to the nearest bus stop (X8).<br><b>1,142m ACF from the centre of the site to the nearest bus stop (Citi 8).</b>  |
|           |  | Sub-indicator: Frequency of Public Transport  | +       | X8 - less than hourly service.<br><b>Citi 8 - 20 Minute Service.</b>   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0       | X8 - 34 Minutes from Cottenham to Cambridge.<br><b>Citi 8 - 37 Minutes from Cottenham to Cambridge.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0       | 10.13km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- / - | Insufficient capacity or access constraints that cannot be adequately mitigated. The access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0       | No impact.   |

**Site No.** Site 242  
**Address** Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)  
**Location** Northstowe  
**Category of site** Northstowe  
**Site area** 56.08

| Theme                                   | Sustainability Objective  | Decision Making Criteria   | Score | Notes  |
|---|---|--|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?   | 0     | This large site includes a small established business and yard to the north.   |
|   |   | Will it use land efficiently?  |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?   | ---   | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - approximately 2/3 of the site is Grade 2 (whole site is over 56 ha.)  |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0     | Approximately half of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?   |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?   | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Close to the Councils' Air Quality Management Area. 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   |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?                         | -     | Development largely compatible with neighbouring uses with minor negative impacts incapable of mitigation. Close proximity to the B1050 bypass to the south & east and the Guided Bus to the north with prevailing winds from the south west traffic noise will need assessment South east of the site is close to Hydro Eu Ltd Station Road a medium to large sized industrial type unit / uses - noise from activities / plant and equipment and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. Possible noise and malodour from nearby Southwell Farm, Station Road. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. |
|   |   | Will it minimise, and where possible address, land contamination?  | +     | A small part of the site is in commercial / industrial use and it is adjacent to the Guided Busway (old railway line) and may have contaminated land. Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination  |
|   |   | Will it protect and where possible enhance the quality of the water environment?   | 0     | 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).  |

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|--|---|---|---------|---|
| Biodiversity                               | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0       | No impact on protected sites and species (or impacts could be mitigated). Adjacent to a County Wildlife Site alongside the Cambridgeshire Guided Busway. Greatest impact likely to result from human disturbance of currently inaccessible farmland habitats. Badgers within Fish Ponds Wood may be an issue.   |
|  | Maintain and enhance the range and viability of characteristic habitats and species                 | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?   | 0       | 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.  |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces                 | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | +       | Development would create minor opportunities for new Green Infrastructure as the promoter proposes provision of public open space and possible link to bridleway along the Guided Busway.   |
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | -       | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The development is at odds with the local landscape character and would have an adverse effect on the local landscape by adding a substantial urban extension into an open and rural landscape. To successfully set the proposed development into the existing landscape, and to preserve a landscape setting to Longstanton, substantial structural landscape will be required to the north, west and south of the development, giving genuine rural separation between the development and the village, and a soft, integrated edge treatment. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - / --- | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would be large in relation to the existing village settlements and would adversely affect the landscape setting of Longstanton to the extent that it may be difficult to view Longstanton as separate from Northstowe.   |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0       | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |         |   |

|                                 |   |   |   |   |
|---------------------------------|---|---|---|---|
| Climate Change                  | Minimise impacts on climate change (including greenhouse gas emissions)     | Will it support the use of renewable energy resources?  | + | Development would create minor additional opportunities for renewable energy. The assumption is that as an extension to Northstowe it should be possible to continue the exemplar of sustainability standards   |
|                                 |   | Will it promote energy efficiency?  |   |   |
|                                 |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|                                 | Reduce vulnerability to future climate change effects                       | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | The majority of the site is within Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the site to the west is within Flood Zones 2 and 3a but the Northstowe Development Framework Document (DFD) that has recently been submitted identifies this land as open space. |
|                                 |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
|                                 |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |   |   |
| Health                          | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|                                 | Reduce and prevent crime and reduce fear of crime                           | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space.       | Will it increase the quantity and quality of publically accessible open space?  | + | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.   |
|                                 | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|                                 |   | Will it provide for housing for the ageing population?  |   |   |
|                                 |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | New settlement - an extension to Northstowe.   |
|   |  | Sub-Indicator:<br>Distance to centre  | 0 | Centre point of site beyond 1000m of nearest existing centre<br><b>Majority of site would be within 800m of any new local centre developed as part of site.</b>  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                 | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space. |
|   |  | Will it improve relations between people from different backgrounds or social groups?   |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | + | New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a mixed use development of 900 dwellings with employment, retail, community uses, commercial uses and public open space. |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | + | Development would support minor additional employment opportunities.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 24.67 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities Infrastructure improvements required, but constraints can be addressed. Significant reinforcement and new network is required for electricity provision. 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 will require a Pressure Reduction Station to be built to allow a local low pressure infrastructure to be laid around the developments. The sewerage network is approaching capacity and will require investigation and mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | 0 | As an extension of Northstowe children within the development would attend one of the seven proposed primary schools and the proposed secondary school that are identified in the Development Framework Document to serve the new town. As the reserve land would be one of the last phases of Northstowe to be developed the capacity of these schools, and their ability to extend would need to be assessed nearer the time. As the DFD is considering this site the location of schools, and their site size will be taken into account.   |

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|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 15.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0   | <b>New settlement would require new bus stops which would mostly fall within 800m of the site.</b><br>708m ACF from the centre of the site to the nearest bus stop (Citi 5 - Longstanton).<br>883m ACF from the centre of the site to the nearest guided busway stop (Longstanton).   |
|           |  | Sub-indicator: Frequency of Public Transport  | +++ | Citi 5 - Hourly Service.<br><b>Guided Busway - 10 Minute Service.</b>   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | Citi 5 - 33 Minutes to Cambridge; 50 Minutes to St. Ives.<br><b>Guided Busway - 23 Minutes to Cambridge; 10 Minutes to St. Ives.</b>  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0   | 8.59km ACF from the centre of the site to St. Ives Market.<br><b>10.90km ACF from the centre of the site to Cambridge Market.</b>   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Insufficient capacity or access constraints that cannot be adequately mitigated. Site will be heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of the sites in this area being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. Capacity on the B1050 may become an issue as the core area of Northstowe is developed - the Highway Authority is considering access to this site as part of the Phase I of the Northstowe site. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +++ | Would result in significant improvement to 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. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.  |

**Site No.** Site 243  
**Address** Land west of Highfields Road & West Drive, Highfields Caldecote  
**Location** Caldecote  
**Category of site** Group Village  
**Site area** 23.7

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | +     | Approximately 1/3 of the site is previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Minor loss of best and most versatile agricultural land (Grade 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | +++/? | 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. Retention of industrial has the potential to have a harmful impact on existing amenities. |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Potential contamination, potential for benefits through remediation of contamination   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality.  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |

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|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - This area provides wide open views from the north to the existing village edge some distance to the south of the A428.        |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - This area provides wide open views from the north to the existing village edge some distance to the south of the A428.        |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |   |   |   |  |
|---|---|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.   | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing   | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |   | Will it provide for housing for the ageing population?  |   |  |
|   |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)    | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group village  |
|   |   | Sub-Indicator: Distance to centre   | - | 939m ACF from the centre to Caldecote Primary School, central in relation to the services and facilities within the village. |
|   | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | Will it improve relations between people from different backgrounds or social groups?   |   |  |
|   |   | Will it redress inequalities related to age, disability, gender assignment race, faith, location and income   |   |  |
|   | Encourage and enable the active involvement of local people in community activities   | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   |   | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                                  |

|                   |  |  |     |   |
|-------------------|--|--|-----|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | --- | Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +   | 19.89 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | -   | 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. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | School capacity not sufficient, but significant issues can be adequately addressed.   |

|           |  |   |     |   |
|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 335m ACF from the centre of the site to the nearest bus stop  |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>20 minute service (Citi 4).</b><br>Less than hourly service (14 Service).                                    |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | <b>20 minutes from Caldecote to Cambridge (Citi 4).</b><br>54 minutes from Caldecote to Cambridge (14 Service). |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.78km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact   |

**Site No.** Site 244  
**Address** Land West of Over Road, Longstanton  
**Location** Longstanton  
**Category of site** Group Village  
**Site area** 4.08

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|--|---|---|-------|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | The site includes one residential property and a farm building which appears to have been used for commercial / industrial.  |
|  |   | Will it use land efficiently?   |       |  |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Site close to the B1050 bypass - potential for noise. 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.   |
|  |   | Will it minimise, and where possible address, land contamination?   | +     | Part of the site was formerly used for farm and commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination   |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A footpath lies to the north east and south east of the site. |

|  |   |   |   |   |
|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The land creates a rural buffer between the bypass and the village proper. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some more limited development if the dense hedgerow were retained and additional suitable landscaping provided. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The land creates a rural buffer between the bypass and the village proper. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some more limited development if the dense hedgerow were retained and additional suitable landscaping provided. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | A very small part of the site is within Flood Zone 2, drainage issues capable of being appropriately addressed.   |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
|  |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |   |   |
| Health                                     | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | + | 581m from the centre of the site to a point along Hattons Park, a central point in the village surrounded by services and facilities.  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   |  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.  |

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|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 15.84 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.  |

|           |  |   |       |   |
|-----------|--|---|-------|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0     | Total score of 13.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +     | 439m ACF from the centre of the site to the nearest bus stop.                         |
|           |  | Sub-indicator: Frequency of Public Transport  | -     | Hourly Service  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0     | 33 minutes from Longstanton to Cambridge  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +     | 8.86km ACF from the centre of the site to St. Ives Market.                            |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 / - | No capacity constraints identified, safe access can be achieved. A14 capacity issues. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0     | No impact.  |

**Site No.** Site 245  
**Address** Bird Farm Field, Cambridge Road, Fulbourn  
**Location** Fulbourn  
**Category of site** Rural Centre  
**Site area** 5.67

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (5.67 ha.).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality. The whole site is within Groundwater Source Protection Zone 1 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 be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |

|  |  |   |     |  |
|--|--|---|-----|--|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | --- | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - It would be very difficult to mitigate against the adverse impacts of development in this very visible location. The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the north and east. The land is higher than the adjoining residential properties, which would make it would be difficult to integrate development into the built form.  |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | --- | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -   | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting a Grade II Listed Building and the wider setting of two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |     |  |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0   | Standard requirements for renewables would apply.  |
|  |  | Will it promote energy efficiency?  |     |  |
|  | Reduce vulnerability to future climate change effects  | Will it minimise contributions to climate change through sustainable construction practices?  |     |  |
|  |  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0   | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |     |  |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |     |  |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |     |  |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |     |  |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | +   | Development would create minor opportunities for new public open space as the promoter includes open space as part of the development. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | +   | Rural Centre   |
|   |  | Sub-Indicator: Distance to centre   | -   | 898m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.                    |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres. |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 24.04 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.  |

|           |  |   |     |  |
|-----------|--|---|-----|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 362m ACF from the centre of the site to the nearest bus stop.  |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | 20 Minute Service  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | -   | 50 Minutes from Fulbourn to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 6.63km ACF from the centre of the site to Cambridge Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.   |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +++ | 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 a significant improvement to public transport, walking or cycling facilities |

**Site No.** Site 246  
**Address** Land east of B1050, Longstanton (employment allocation)  
**Location** Longstanton  
**Category of site** Group Village  
**Site area** 6.53

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|--|---|---|-------|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|  |   | Will it use land efficiently?   |       |  |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Development compatible with neighbouring uses. Site close to the B1050 bypass - potential for noise. 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. |
|  | Will it protect and where possible enhance the quality of the water environment?  | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated.   |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A footpath lies to the north east of the site.              |

|  |  |   |   |   |
|--|--|---|---|---|
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character          | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The site is bisected by Hattons Road. However, the site has outline planning permission for employment uses, which includes details of the landscaping to mitigate and integrate the site into the landscape. |
|  |  | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The site is bisected by Hattons Road. However, the site has outline planning permission for employment uses, which includes details of the landscaping to mitigate and integrate the site into the landscape. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings.  | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                          | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change                             | Minimise impacts on climate change (including greenhouse gas emissions)                              | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |  | Will it promote energy efficiency?  |   |   |
|  |  | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects  | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|  |  | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
|  | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |
| Health                                     | Maintain and enhance human health  | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime  | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0   | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0   | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -   | Group Village  |
|   |  | Sub-Indicator: Distance to centre   | +   | 481m from the centre of the site to a point along Hattons Park, a central point in the village surrounded by services and facilities.  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0   | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
| Will it encourage engagement with community activities?                     |  | 0   | No facilities lost, and no new facilities proposed directly as a result of the development. |  |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.   |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 15.78 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | + | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.  |

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|-----------|--|---|---|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0 | Total score of 13.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | + | 447m ACF from the centre of the site to the nearest bus stop.                         |
|           |  | Sub-indicator: Frequency of Public Transport  | - | Hourly Service  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | 0 | 33 minutes from Longstanton to Cambridge  |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | + | 9.11km ACF from the centre of the site to St. Ives Market.                            |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0 | No capacity constraints identified, safe access can be achieved. A14 capacity issues. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0 | No impact.  |

**Site No.** Site 247  
**Address** Land west of Highfields Road, Highfields Caldecote  
**Location** Caldecote  
**Category of site** Group Village  
**Site area** 12.58

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | Arable land  |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Minor loss of best and most versatile agricultural land (Grade 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | -     | Adjoining site has a history of noisy activities related to industrial / commercial uses. Residential development of that site 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. Retention of industrial on the adjoining site would have a negative impact on the residential amenity of this site. . |
|   |   | Will it minimise, and where possible address, land contamination?   | +     | Potential contamination, potential for benefits through remediation of contamination   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality.  |
| Biodiversity                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.   |

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|--|---|---|---|--|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - This area provides wide open views from the north to the existing village edge some distance to the south of the A428.        |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | - | Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - This area provides wide open views from the north to the existing village edge some distance to the south of the A428.        |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |  |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.  |
|  |   | Will it promote energy efficiency?  |   |  |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |  |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |  |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |  |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |  |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |  |

|   |  |   |   |  |
|---|--|---|---|--|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).   |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |  |
|   |  | Will it provide for housing for the ageing population?  |   |  |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group village  |
|   |  | Sub-Indicator: Distance to centre   | - | 994m ACF from the centre to Caldecote Primary School, central in relation to the services and facilities within the village. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                                  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   |  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                                  |

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|-------------------|--|--|---|---|
| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0 | Development would have no effect on employment land or premises.  |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |   |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |   |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 17.83 minutes from site to nearest employment area with 2000+ employees. 9 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.   |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | 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. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed.   |

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|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +++ | Total score of 20.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 213m ACF from the centre of the site to the nearest bus stop  |
|           |  | Sub-indicator: Frequency of Public Transport  | +   | <b>20 minute service (Citi 4).</b><br>Less than hourly service (14 Service).                                    |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | <b>20 minutes from Caldecote to Cambridge (Citi 4).</b><br>54 minutes from Caldecote to Cambridge (14 Service). |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 9.58km ACF from the centre of the site to Cambridge Market.   |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.  |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact   |

**Site No.** Site 248  
**Address** Hanley Grange, east of A1301 and west of A11  
**Location** countryside  
**Category of site** New Settlement  
**Site area** 264.56

| Theme  | Sustainability Objective  | Decision Making Criteria   | Score   | Notes   |
|--|---|--|---------|---|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?   | 0       | Only a very small part of the site, at Hinxtion Grange in the centre of this very large site, is previously developed land.   |
|  |   | Will it use land efficiently?  |         |   |
|  |   | Will it protect and enhance the best and most versatile agricultural land?   | ---     | Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 264 ha.)   |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development? | 0       | Site not within an area designated in the Minerals and Waste LDF.   |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |  |         |   |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?   | 0 / -   | Development could impact on air quality, with minor negative impacts incapable of mitigation - the proposal is of a significant size and close to busy road infrastructures. There is a potential for significant increases in traffic emissions and static emissions that could affect local air quality. Air quality would not give reason for objection although extensive and detailed air quality assessments will be required to assess the impact of such a development at pre-application stage   |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?                         | - / --- | 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. Development should be compatible with neighbouring uses - the west of the site is bounded by and runs parallel to the A1301 and a mainline railway to east. However residential use is likely to be acceptable with careful noise mitigation SCDC has had pre-application discussions with the Genome Campus regarding proposals for 2 medium to large wind turbines on land immediately to the south. These uses may be incompatible and in conflict and it is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.   |
|  |   | Will it minimise, and where possible address, land contamination?  | 0       | Development not on land likely to be contaminated.  |
|  |   | Will it protect and where possible enhance the quality of the water environment?   | 0 / -   | Development has the potential to affect water quality as the site is within Groundwater Source Protection Zones 1, 2 and 3. In the absence of detailed information, the assumptions for a minor negative / neutral impact are that the site is large enough to avoid incompatible development in Zone 1 and/or appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).  |
| Biodiversity   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?                   | -       | Minor negative impact on protected sites and species incapable of mitigation. Bush Park, River Cam and Shelford-Haverhill Disused Railway – Pampisford / Great Abington County Wildlife Sites lie approximately 750m to 2km from the site. Groundwater and spring flows to nearby wetland SSSI (Sawston Hall Meadows, Dernford Fen, Thriplow Peat Holes, Thriplow Meadows, Fowlmere Watercress Beds). Development will place additional pressure on an overstretched system. Surface run-off and pollution into the River Cam would reduce water quality, and provide pathways for eutrophication of aquatic and riparian habitats as well as SSSI. The river and surrounding land supports a wide range of protected species and it is likely that the standard suite of Cambridgeshire protected species will be present. The chalk substrate in the area is quite a hotspot for scarce arable plants, and a prime location for enhancement to encourage stone curlew back into Cambridgeshire. Several natural environment constraints which would require further survey and investigation. However, with an appropriate scale of development and careful design it should be possible to mitigate these impacts. |

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|--|---|---|-------|---|
| sity                                       | Maintain and enhance the range and viability of characteristic habitats and species                 | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?   | -     | Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully mitigated) - Development could result in fragmentation of a large area of grassland in the centre of site but the site is lacking in hedgerows and trees, which are located in one part of the site, therefore there is potential for mitigation and habitat enhancement across the whole site.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces                 | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | + / 0 | Development would create minor opportunities for new Green Infrastructure. However, given the location of the site, constrained by major roads on most sides and the distance of this site from nearby villages, this may only serve new residents.   |
| Landscape, Townscape and Cultural Heritage | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | ---   | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The form, scale and character of the proposal is likely to be at odds with the local landscape, overwhelming the small-scale river valley landscape. Through careful planning, phasing and design mitigation measures can be incorporated into the site's design to reduce the visual impact of the development. However, mitigation of a large-scale development would be very difficult. The additional infrastructure required to connect the proposed development would add further damage.   |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | ---   | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The form, scale and character of the proposal is likely to be at odds with the local landscape and settlement pattern, overwhelming the local village character and small-scale river valley landscape. Through careful planning, phasing and design mitigation measures can be incorporated into the site's design to reduce the visual impact of the development. However, mitigation of a large-scale development would be very difficult. The additional infrastructure required to connect the proposed development would add further damage.                          |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | -     | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of three Conservation Areas, one Grade II* and a number of Grade II Listed Buildings, two Scheduled Monuments and contains significant archaeology potential. Several historic environment constraints and significant sites and settings potentially compromised. The need to preserve the setting of numerous historic features and areas imposes constraints on the development. However, with an appropriate scale of development and careful design it should be possible to mitigate these impacts. Significant archaeological interest is likely and will need early assessment. |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |       |   |

|                                 |   |   |         |   |
|---------------------------------|---|---|---------|---|
| Climate Change                  | Minimise impacts on climate change (including greenhouse gas emissions)     | Will it support the use of renewable energy resources?  | +++ / + | Development of a new settlement of 5,000 would create major / minor additional opportunities for renewable energy, depending upon viability.        |
|                                 |   | Will it promote energy efficiency?  |         |   |
|                                 |   | Will it minimise contributions to climate change through sustainable construction practices?  |         |   |
|                                 | Reduce vulnerability to future climate change effects                       | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0       | Flood Zone 1 and no drainage issues that cannot be appropriately addressed.   |
|                                 |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |         |   |
|                                 |   | Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?  |         |   |
| Health                          | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |         |   |
|                                 | Reduce and prevent crime and reduce fear of crime                           | Will it reduce actual levels of crime, and will it reduce fear of crime?  |         |   |
| Inclusive Communities - Housing | Improve the quantity and quality of publically accessible open space.       | Will it increase the quantity and quality of publically accessible open space?  | +       | Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development. |
|                                 | Ensure all groups have access to decent, appropriate and affordable housing | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |         |   |
|                                 |   | Will it provide for housing for the ageing population?  |         |   |
|                                 |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0       | No effect on pitch or plot provision.   |

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| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) | + | New settlement   |
|   |  | Sub-Indicator:<br>Distance to centre  | 0 | Centre point of site beyond 1000m of nearest existing centre<br><b>Majority of site would be within 800m of any new local centre developed as part of site.</b>  |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                 | + | New facilities or improved existing facilities are proposed of minor benefit. New settlement comprising 5,000 dwellings, employment, retail, community uses, commercial uses and public open space. The assumption is that due to the location of the site, it is of limited benefit many existing residents in nearby villages. |
|   |  | Will improve relations between people from different backgrounds or social groups?  |   |  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will it redress inequalities?   |   |  |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |  |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | + | New facilities or improved existing facilities are proposed of minor benefit. New settlement comprising 5,000 dwellings, employment, retail, community uses, commercial uses and public open space. The assumption is that due to the location of the site, it is of limited benefit many existing residents in nearby villages. |

|                   |  |  |   |  |
|-------------------|--|--|---|--|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | + | Development would support minor additional employment opportunities.   |
|                   |  | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |   |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0 | 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.   |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |   |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | + | 27.42 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | - | Major utilities Infrastructure improvements required, but constraints can be addressed. Electricity is not supportable from existing 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. Gas would require significant Medium Pressure reinforcement. Significant infrastructure upgrades will be required to the WWTW and sewerage network. |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | - | School capacity not sufficient, but significant issues can be adequately addressed through on-site provision.  |

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|-----------|--|---|-------|--|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | 0     | Total score of 14.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | 0     | <b>New settlement would require new bus stops which would mostly fall within 800m of the site.</b><br>1,240m ACF from the centre of the site to the nearest bus stop (Citi 7)  |
|           |  | Sub-indicator: Frequency of Public Transport  | +     | <b>New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4.</b><br>Hourly Service  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +     | 29 Minutes from Hinxton Bus stop to Cambridge.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | 0     | 8.86km ACF from the centre of the site to Saffron Walden Market.<br><b>12.98km ACF from the centre of the site to Cambridge Market.</b>  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | + / 0 | No capacity constraints identified that cannot be addressed, would result in minor improvement in highway capacity or improve highway access. The development will only be acceptable to the Highways Agency if development is as self contained as possible to minimise impact on the SRN – a less sustainable proposal could result in substantial impacts on these routes. The local highway authority would expect provision of at least two accesses, possibly three, which should be possible, alongside upgrade to the A1301 / A505 roundabout.                                 |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | +++   | Would result in significant improvement to public transport, walking or cycling facilities. The development will only be acceptable to the Highways Agency if development is as self contained as possible to minimise impact on the SRN. The Highway Authority will require new development to provide or contribute to the provision of a significant level of new 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 No.** Site 249  
**Address** Willow Stables, Whitecroft Road, Meldreth  
**Location** Meldreth  
**Category of site** Group Village  
**Site area** 2.23

| Theme  | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|--|---|---|-------|--|
| Land & Soil Resources  | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | No previously developed land.  |
|  |   | Will it use land efficiently?   |       |  |
|  |   | Will it protect and enhance the best and most versatile agricultural land?  | -     | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2.  |
|  | Minimise waste production and support the reuse and recycling of waste products   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Site not within an area designated in the Minerals and Waste LDF.  |
| Will it encourage reduction in household waste, and increase waste recovery and recycling? |   |   |       |  |
| Air Quality and Environmental Pollution  | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|  |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses.   |
|  |   | Will it minimise, and where possible address, land contamination?   | 0     | Development not on land likely to be contaminated  |
|  |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. |
| Biodiversity   | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|  | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|  | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.               |

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|--|---|---|---|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | - | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Meldreth by the development of part of the enclosed paddocks forming a transition between the village and the open countryside. Whilst the impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site, it would be more exposed to views from the north on Whitecroft Road and so would be detrimental to the very rural character of this part of Meldreth.. |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | 0 | 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.  |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 0 | 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.   |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |   |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0 | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |   |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |   |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 | Approximately four-fifths of site in Flood Zone 1 with no drainage issues that cannot be appropriately addressed. Remainder of site in zone 3 and should not be developed.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |   |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |   |   |
| Health   | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |   |   |
|  | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |   |   |

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|---|--|---|---|---|
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.  | Will it increase the quantity and quality of publically accessible open space?  | 0 | Neutral impact (existing features retained or appropriate mitigation).  |
|   | Ensure all groups have access to decent, appropriate and affordable housing  | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |   |   |
|   |  | Will it provide for housing for the ageing population?  |   |   |
|   |  | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0 | No effect on pitch or plot provision.   |
| Inclusive Communities - Redressing Inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | - | Group Village   |
|   |  | Sub-Indicator: Distance to centre   | + | 503m from the centre of the site to the village hall which is surrounded by a cluster of other services and facilities. |
|   |  | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                             |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income  | Will improve relations between people from different backgrounds or social groups?  |   |   |
|   |  | Will it redress inequalities?   |   |   |
|   |  | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |   |   |
|   | Encourage and enable the active involvement of local people in community activities  | Will it encourage engagement with community activities?   | 0 | No facilities lost, and no new facilities proposed directly as a result of the development.                             |

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| Economic Activity |  | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?                      | 0   | Development would have no effect on employment land or premises. Riding School on site has ceased operation.   |
|                   | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |     |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0   | 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.  |
|                   |  | Will it encourage the rural economy and diversification, and support sustainable tourism?  |     |  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +++ | 10.69 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.   |
|                   |  | Will it improve the level of investment in key community services and infrastructure, including broadband?   | -   | Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve access to education and training, and support provision of skilled employees to the economy?   | -   | School capacity not sufficient, but significant issues can be adequately addressed.  |

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| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 16.   |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | <b>372m ACF from the centre of the site to the nearest bus stop.</b><br>813m ACF from the centre of the site to the nearest train station. |
|           |  | Sub-indicator: Frequency of Public Transport  | --- | <b>Bus - less than hourly service.</b><br>Train - hourly service.  |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +++ | <b>Bus - 15 minutes from Meldreth to Royston.</b><br>Train - 4 minutes from Meldreth to Royston.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +   | 5.88km ACF from the centre of the site to Royston Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | 0   | No capacity constraints identified, safe access can be achieved.   |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact  |

**Site No.** Site 250  
**Address** Driftwood Farm, Swavesey  
**Location** Swavesey  
**Category of site** Group Village  
**Site area** 1.74

| Theme                                   | Sustainability Objective  | Decision Making Criteria  | Score | Notes  |
|---|---|---|-------|--|
| Land & Soil Resources                   | Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils | Will it use land that has been previously developed?  | 0     | Mixed use site including residential and commercial - a small part of the site to the south west is previously developed land.   |
|   |   | Will it use land efficiently?   |       |  |
|   |   | Will it protect and enhance the best and most versatile agricultural land?  | 0     | Development would not affect best and most versatile agricultural land (Grades 1 and 2).   |
|   |   | Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?                      | 0     | Majority of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.   |
|   | Minimise waste production and support the reuse and recycling of waste products   | Will it encourage reduction in household waste, and increase waste recovery and recycling?  |       |  |
| Air Quality and Environmental Pollution | Improve air quality and minimise or mitigate against sources of environmental pollution   | Will it maintain or improve air quality?  | 0     | Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.  |
|   |   | Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?  | 0     | Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.  |
|   |   | Will it minimise, and where possible address, land contamination?   | 0     | A small part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination   |
|   |   | Will it protect and where possible enhance the quality of the water environment?  | 0     | 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                            | Avoid damage to designated sites and protected species  | Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?  | 0     | No impact on protected sites and species (or impacts could be mitigated).  |
|   | Maintain and enhance the range and viability of characteristic habitats and species   | Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)? | 0     | 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.   |
|   | Improve opportunities for people to access and appreciate wildlife and green spaces   | Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?   | 0     | 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. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east. |

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|--|---|---|-------|---|
| Landscape, Townscape and Cultural Heritage   | Maintain and enhance the diversity and distinctiveness of landscape and townscape character         | Will it maintain and enhance the diversity and distinctiveness of landscape character?  | ---   | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.  |
|  |   | Will it maintain and enhance the diversity and distinctiveness of townscape character?  | ---   | Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area. |
|  | Avoid damage to areas and sites designated for their historic interest, and protect their settings. | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | ---   | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle. Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.  |
|  | Create places, spaces and buildings that work well, wear well and look good                         | Will it lead to developments built to a high standard of design and good place making that reflects local character?  |       |   |
| Climate Change   | Minimise impacts on climate change (including greenhouse gas emissions)                             | Will it support the use of renewable energy resources?  | 0     | Standard requirements for renewables would apply.   |
|  |   | Will it promote energy efficiency?  |       |   |
|  |   | Will it minimise contributions to climate change through sustainable construction practices?  |       |   |
|  | Reduce vulnerability to future climate change effects   | Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?  | 0 / - | Flood Zone 1 and no drainage issues that cannot be appropriately addressed, and a very small part of the north east corner of the site is within Flood Zone 2.  |
|  |   | Will it minimise the likely impacts of climate change on the development through appropriate design?  |       |   |
| Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? |   |   |       |   |

|   |   |   |  |  |
|---|---|---|--|--|
| Health  | Maintain and enhance human health   | Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?  |  |  |
|   | Reduce and prevent crime and reduce fear of crime   | Will it reduce actual levels of crime, and will it reduce fear of crime?  |  |  |
| Inclusive Communities - Housing   | Improve the quantity and quality of publically accessible open space.   | Will it increase the quantity and quality of publically accessible open space?  | 0  | Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply. |
|   | Ensure all groups have access to decent, appropriate and affordable housing   | Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? |  |  |
|   |   | Will it provide for housing for the ageing population?  |  |  |
|   |   | Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?  | 0  | No effect on pitch or plot provision.  |
| Inclusive Communities - Redressing inequalities and involving the community | Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)  | Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)                 | -  | Group Village  |
|   |   | Sub-Indicator: Distance to centre   | +++  | 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.                  |
|   |   | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)                                 | 0  | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Redress inequalities related to age, disability, gender assignment race, faith, location and income   | Will improve relations between people from different backgrounds or social groups?  |  |  |
|   |   | Will it redress inequalities?   |  |  |
|   | Encourage and enable the active involvement of local people in community activities   | Will it increase the ability of people to influence decisions, including 'hard to reach' groups?  |  |  |
|   |   | Will it encourage engagement with community activities?   | 0  | No facilities lost, and no new facilities proposed directly as a result of the development.  |
|   | Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? | 0   | Development would have no effect on employment land or premises. |  |

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|-------------------|--|--|---------|--|
| Economic Activity | Improve the efficiency, competitiveness, vitality and adaptability of the local economy.                 | Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? |         |  |
|                   |  | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  | 0       | 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.  |
|                   | Help people gain access to satisfying work appropriate to their skills, potential and place of residence | Will it encourage the rural economy and diversification, and support sustainable tourism?  |         |  |
|                   |  | Will it contribute to providing a range of employment opportunities, in accessible locations?  | +       | 21.37 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.  |
|                   | Support appropriate investment in people, places, communications and other infrastructure                | Will it improve the level of investment in key community services and infrastructure, including broadband?   | +++     | Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation |
|                   |  | Will it improve access to education and training, and support provision of skilled employees to the economy?   | --- / - | Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.   |

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|-----------|--|---|-----|---|
| Transport | Reduce the need to travel and promote more sustainable transport choices.  | Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport? | +   | Total score of 18.  |
|           |  | Sub-indicator: Distance to bus stop / rail station  | +++ | 368m ACF from the centre of the site to the nearest bus stop.   |
|           |  | Sub-indicator: Frequency of Public Transport  | -   | Hourly service.   |
|           |  | Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town  | +   | 23 Minutes from Swavesey to St. Ives.   |
|           |  | Sub-indicator: Distance for cycling to City Centre or Market Town   | +++ | 4.96km ACF from the centre of the site to St. Ives Market.  |
|           | Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network. | Will it provide safe access to the highway network, where there is available capacity?  | --- | Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely the access could be improved without significant impact rural character and historic environment. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable. |
|           |  | Will it make the transport network safer for and promote use of non-motorised modes?  | 0   | No impact.  |