

Site No. Site 101
Address Land to the east of Linton (to the north of Tower View and Balsham Road), Linton
Location Linton
Category of site Minor Rural Centre
Site area 18.16

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?	-	To the East of site approximately 50m away is a Scrapyard at Hill View, Balsham Road. Therefore those parts of the site closest to this will create significant negative impacts which are incapable of mitigation. However this is a large site and mitigation would be possible on the majority of the site.
		Will it minimise, and where possible address, land contamination?	+	This site is adjacent to a scrapyard and there appears to be some overspill close to the site boundary that may have contaminated land. Unlikely to be an issue but should more evidence come to light could be conditioned. . Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The site within GroundwaterSource 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, 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 prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.

Landscape, Townscape and Cultural Heritage	Enhance the diversity and distinctiveness of landscape and townscape 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. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to 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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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?	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	-	770m 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.	

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	33.96 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.
	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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
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	668m 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	+	9.39km 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 102
Address Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton
Location Linton
Category of site Minor Rural Centre
Site area 1.42

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. Likely to be traffic noise from A1307 since it is so close to site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
		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 GroundwaterSource 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, 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 and distinctiveness of landscape 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 Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.

Landscape, Townscape and Cultural Heritage	and distinctiveness of landscape and townscape 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)?	---	Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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	-	992m 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.	

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?	+	24.20 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?	-	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.
	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	+++	64m 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	+	8.72km 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 103
Address Land to the east of Linton (land north of Horseheath Road), Linton
Location Linton
Category of site Minor Rural Centre
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).
		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 GroundwaterSource 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, 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 prominently located part of the rolling countryside looking towards Rivey Hill that is an important part of the landscape setting of Linton.
		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)?	---	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade II listed. Adverse effect on setting of Conservation Area and of numerous listed buildings due to the prominence of the site on slopes of Rivey Hill, in views in vista along High Street and as backdrop to listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation 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	-	930m 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.	

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	31.65 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 sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
	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	+	525m 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	+	9.22km 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 104
Address Land to the east of Linton (land south of Bartlow Road), Linton
Location Linton
Category of site Minor Rural Centre
Site area 3.68

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?	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- A quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
	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 site within GroundwaterSource 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, 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 this site would have an adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside.
		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)?	---	Significant Negative Impact on historic assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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	Majority of site Flood Zone 1 . However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 - drainage issues capable of being appropriately addressed
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	-	870m 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.	

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?	+	24.93 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?	-	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.
	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	+++	93m 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	+	8.60km 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 106
Address Land north of London Road, Fowlmere
Location Fowlmere
Category of site Group Village
Site area 7.6

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?	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?	---	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - open views from village out into open countryside would be lost.
		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?		

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	+	464m 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	42.85 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	+++	155m 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	+	8.02km 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 107
Address Land west of High Street, Fowlmere
Location Fowlmere
Category of site Group Village
Site area 3.01

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
		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 noise impact from adjoining industrial use would be difficult to mitigate. Environmental health object to site being allocated. 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?	+	Potential for minor benefits through remediation of minor contamination. Site has been used for agricultural use - could be mitigated.
		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) - open views from village out into open countryside would be lost.
		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?		

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	+++	289m 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	41.93 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	+++	137m 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	+	8.07km 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 108
Address Land south of Hinton Road, Fulbourn
Location Fulbourn
Category of site Rural Centre
Site area 3.48

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?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (3.48 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 and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
		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 Zones 1 and 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.
	Maintain and	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.

Landscape, Townscape and Cultural Heritage	enhance the diversity 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) - 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 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 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?		
		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 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	---	Over 1000m 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 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?	+	23.96 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?	+	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. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site.
	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	+++	296m 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	+	6.30km 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 109
Address Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn
Location Fulbourn
Category of site Rural Centre
Site area 7.42

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 (7.42 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 and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
		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 Zones 1 and 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) - It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
		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 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?		
		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 includes 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?)	+	Rural Centre
		Sub-Indicator: Distance to centre	---	Over 1000m 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.
		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 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?	+	26.62 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?	-	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	+++	209m 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	+	6.21km 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 110
Address Land to the west of Birdlines, Manor Farm, Comberton
Location Comberton
Category of site Group Village
Site area 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?	-	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.
	Will it protect and 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 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. Almost all of site included within a protection zone.
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 would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and separate the church from Comberton, which is an unusual feature of the village. Development of the site would have an adverse effect on the landscape setting of Comberton.
		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 separation between modern development and historic settlement in views from the south.
	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) – Adverse effect on backdrop and open rural functional settings of listed building, farmstead and moated site at Birdline Manor (Listed Grade II 60 metres away). Adverse effect on Comberton St Marys CA and setting of Church group including Church (Listed Grade I) which is 350 metres away due to the loss of separation between modern development and historic settlement in views from the Church. A reduced site restricted to the northwest corner would mitigate these impacts.
	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	Site in 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).

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	+	452m from the centre of the site to the main cross roads, 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?	0	30.69 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?	+	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.

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	+++	329m 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 Comberton to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.44km 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. It is not possible to provide safe highway access to the site and it is not linked 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 112
Address Land r/o 49-71 Impington Lane, Impington
Location Histon & Impington
Category of site Rural Centre
Site area 1.82

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?	+	Part of the site was formerly used as a nursery 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 in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
		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, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
	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 of two Conservation Areas, but it may be possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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	Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
		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?)	+	Rural Centre
		Sub-Indicator: Distance to centre	+	587m ACF to a point on High Street (Histon) 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?)	+	Provision of open space as part 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.
	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?	+++	7.75 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.
	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.

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	+++	156m 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	+++	17 Minutes from Impington to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.08km 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. A junction located on to Impington Lane would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
		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 113
Address Land behind Rampton Road/Oakington Road Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 26.61

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?	---	Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grades 1 and 2 (over 26 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. There is a minor to moderate risk of noise and malodour from North Fen Farm, Rampton, located to the north west of the site. However, there is no history of complaints from existing residential properties along Rampton Road, although these are located slightly further from the farm. 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 provision of recreation.. It may be possible to provide a link to the Cottenham Lodea footpath to the west 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 forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development will be harmful to the character of this part 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) - The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development will be harmful to the 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)?	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?	+	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	---	1,099m 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?		
	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	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 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?	+	26.93 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?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		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?	+	Total score of 15.
		Sub-indicator: Distance to bus stop / rail station	+	283m ACF from the centre of the site to the nearest bus stop (106 service). 450m ACF from the centre of the site to the nearest bus stop (Citi 8).
		Sub-indicator: Frequency of Public Transport	+	106 service - less than hourly service. Citi 8 - 20 Minute Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.85km 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?	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. It should be possible to provide safe road access onto Rampton Road and Oakington Road. The County Council are concerned about the Rampton Road / Oakington Road junction, however the developer's illustrative masterplan proposes a road through the development which could help alleviate capacity at this junction.
		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. 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 114
Address Land north of Impington Lane, Impington
Location Histon & Impington
Category of site 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	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?	+	Possible agricultural building on site, which 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 in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger agricultural landscape, in an area of prominent landscape.
		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, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
	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 (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
	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	Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
		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?)	+	Rural Centre
		Sub-Indicator: Distance to centre	0	694m ACF to a point on High Street (Histon) 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?)	+	Provision of open space as part 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.
	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?	+++	8.02 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 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?	+++	Total score of 20.
		Sub-indicator: Distance to bus stop / rail station	+++	246m 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	+++	17 Minutes from Impington to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.05km 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 access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that this site could be fed from site number 112.
		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 115
Address Blue Lion PH, 2 Horningsea Road, Fen Ditton
Location Fen Ditton
Category of site Group Village
Site area 0.38

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 majority of the site is previously developed land comprising a a pub and car park, with garden.
		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.
		Will it minimise, and where possible address, land contamination?	+	The site was formerly 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 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 approximately 250m 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?	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. Site within the built part of the village.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - redevelopment of former PH.
	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 setting of several Grade II* and II Listed Buildings and 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	+++	167m ACF to The High Street - 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?)	-	Development would result loss of existing facilities, minor negative impact. Loss of PH.
	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?	-	Development would result loss of existing facilities, minor negative impact. Loss of PH.

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. Loss of PH.
	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?	+++	13.53 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 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?	-	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	+++	41m 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	+	27 Minutes from Fen Ditton to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.12km 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. A14 capacity issues.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 116
Address Land Rear of 41 Mill Lane, Sawston
Location Sawston
Category of site Rural Centre
Site area 1.59

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	The site includes one residential property
		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	approximately half 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
		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). TPOs to western, northern and eastern boundaries and on access into site in the ownership of 47 Mill Lane potential to be compromised. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
	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 this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential.
		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. Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.
	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	+	517m 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?		
	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. Promoter proposes Residential / live work units.
	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?	+	24.83 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?	+	Total score of 15.
		Sub-indicator: Distance to bus stop / rail station	+	513m ACF from the centre of the site to the nearest bus stop.
		Sub-indicator: Frequency of Public Transport	+	20 minute service to Cambridge. Hourly service to Saffron Walden.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.71km 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 117
Address Green End Industrial Estate, Green End, Gamlingay
Location Gamlingay
Category of site Minor Rural Centre
Site area 4.09

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 majority of the site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding
		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?	+++	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.
		Will it minimise, and where possible address, land contamination?	+	Potential for minor benefits through remediation of minor contamination. Existing 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?	+	The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in 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)?	+/0	Minor positive to Neutral impact on historic assets (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. •Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street.
	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	+++	284m ACF from the centre of the site to a cross road location which illustrates a main 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?	0	32.73 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 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?	+	Insufficient spare school capacity but potential for improvement to meet needs. Adjoins Primary School. Potential exists for part of the site to be used to enable any necessary expansion of the school.

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	+++	218m ACF from the centre of the site to the nearest bus stop.
		Sub-indicator: Frequency of Public Transport	---	Less than an hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	30 Minutes from Gamlingay to St. Neots.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6.87km ACF from the centre of the site to Sandy 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 118
Address Land to the east of Button End and South of Beech Farm Cottages, Harston
Location Harston
Category of site Group Village
Site area 0.58

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?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (0.58 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?	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. A footpath follows the eastern boundary of the site from the road Button End towards Beech Farm.

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 historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south.
		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 historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south.
	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* and 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	+	595m 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?	+	25.31 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 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		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	+	174m ACF from the centre of the site to the nearest bus stop 439m ACF from the centre of the site to the nearest bus stop (with hourly service)
		Sub-indicator: Frequency of Public Transport	-	Hourly Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	20 Minutes from Harston to Cambridge; 21 Minutes from Harston to Royston.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.85km 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?	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 119
Address Land to the north of Church Street, Harston
Location Harston
Category of site Group Village
Site area 0.72

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 (0.72 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?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	+	Site was formerly commercial / agricultural 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	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. A footpath follows the eastern boundary of the site from Church Street northwards.

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) - Although there is potential for improving the site with the removal of the farm buildings, redevelopment for housing will alter the character of this rural part of the village. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south west.
		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) - Although there is potential for improving the site with the removal of the farm buildings, redevelopment for housing will alter the character of this rural part of the village. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south west.
	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* and 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?		
	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.

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	+	468m 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.
		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?	+	23.15 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	+++	206m ACF from the centre of the site to the nearest bus stop 295m ACF from the centre of the site to the nearest bus stop (with hourly service)
		Sub-indicator: Frequency of Public Transport	-	Hourly Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	20 Minutes from Harston to Cambridge; 21 Minutes from Harston to Royston.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.96km 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 120
Address Land East of Linton
Location Linton
Category of site Minor Rural Centre
Site area 46.05

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?	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. Only a very small area is within a minerals safeguarding area for sand and gravel.
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. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
		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 GroundwaterSource 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, 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) . This is a very large site and the fields that make up this site are all on the edge of the village- many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
		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. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to 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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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	Vast majority of very large site is in Flood Zone 1 with small part within Floodzone 2 however 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	-	954m 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?		
	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?	+	24.93 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?	-	Major utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching
	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 14.
		Sub-indicator: Distance to bus stop / rail station	+	473m 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	+	9.14km 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 121
Address Land fronting to both New Road and Station Road, Over
Location Over
Category of site Group Village
Site area 2.14

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 (2.14 ha.)
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Approximately 3/4 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?	--- / -	Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Site in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground - would require relocation of skate park. May be negative impact of flood lighting.
		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). There are several groups of protected trees to the east and north east 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 byway runs along The Doles to the north east and a footpath lies approximately 55m to the south west and 175m to the north west.

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 recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part 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 recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural 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)?	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. Relocation of skate park away from other recreation uses.
	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	+	446m from the centre of the site to a point along The Lanes, 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. Relocation of skate park away from other recreation uses.

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?	+	15.62 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. Insufficient primary and secondary 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	+++	161m 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 Over to Cambridge; 28 minutes from Over to St. Ives
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.71km 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 122
Address Land at Top Close, Fowlmere
Location Fowlmere
Category of site Group Village
Site area 0.58

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. Site includes area used for car parking for school
		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.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
		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.
Biodiversity	Avoid damage to designated sites and protected species	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).
		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).
		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 creates a soft edge to the village and enhances the landscape setting of the village
		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	+++	284m 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	42.81 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	+++	264m 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	+	8.18km 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?	-	Minor negative effects incapable of mitigation. Access constraints - Highway authority concerned that 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 123
Address Land off Histon Road, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 0.83

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 1 (less than 1 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?	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) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
		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, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
	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?	+	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	-	856m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street
		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. 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?	+	Total score of 17.
		Sub-indicator: Distance to bus stop / rail station	+++	243m 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	37 Minutes from Cottenham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.40km 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 124
Address Cottenham Sawmills, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 1.35

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 2/3 of the site is previously developed land - this includes the former sawmill buildings and areas of land used for storage.
		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. Not currently in agricultural use.
		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. Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact. However, some minor to moderate additional road traffic noise generation due to development related car movements related to final site entrance.
		Will it minimise, and where possible address, land contamination?	+	This site is partly in industrial/commercial use (sawmill) 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 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) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. However, the rear part of the site, with the sawmill uses would dramatically alter the linear character of the road.
		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, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
	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?		
	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 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	-	987m 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?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock. Only employs two members of staff.
	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?	+	17.71 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?	+++ / +	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?	---	There is no capacity for expansion of the primary school beyond its current proposed expansion; therefore new primary school places created by this site cannot be accommodated within the existing primary school.

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	+++	192m 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	37 Minutes from Cottenham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.30km 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 existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 125
Address Cottenham Sawmills, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 1.35

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.
	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. Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact.
		Will it minimise, and where possible address, land contamination?	+	The adjoining land is partly in industrial/commercial use (sawmill) 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. Returning adjoining land to countryside, but no proposals for open space.

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 Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+ / 0	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
	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?		
	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?	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	-	987m 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?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.
	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?	+	17.71 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?	+++ / +	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?	+	Total score of 17.
		Sub-indicator: Distance to bus stop / rail station	+++	192m 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	37 Minutes from Cottenham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.30km 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 existing access link to the public highway is unsuitable to serve the number of units that are being proposed and the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 126
Address Land at Cambridge Road, Sawston
Location Sawston
Category of site Rural Centre
Site area 38.14

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 38 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?	- / ---	Development could impact on air quality, with minor negative impacts incapable of mitigation. Sawston sewage treatment works with open trickle beds is in close proximity to the east of the site approx 100m away. A large part of site within 400 metres of a Waste Water Treatment Works and so may be subject to offensive odours. 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. 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 incompatible with neighbouring uses. Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road to east, and traffic noise is a material consideration, but may be possible to mitigate. Site will be immediately adjacent to an existing MUGA - such short distance separation unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by MUGA and depending on hours of use high-level impact noises etc. likely to be moderate to major significant noise related issues. Artificial lighting from the MUGA and any flood lighting and hours of use could cause a light nuisance. An electricity pylon line crosses the site and may be a EMF source. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential.
		Will it minimise, and where possible address, land contamination?	+	Agricultural / farm use in east corner 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). Linear TPO running south from southern boundary of the site. Dernford Fen SSSI within 200m
	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 is proposing residential-led mixed-use development. A footpath crosses northern part of site and it may be possible to provide additional links.
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?	---	Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin the A1301. The approach to the village from the north would be dominated by urban development on the site, particularly as the land is raised. It would also have an adverse impact on 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) - the site is on land higher than the adjoining village edge and offers wide views down to the village across the site exist towards a soft green edge of hedgerows, and mature gardens forming a distinctive soft rural edge to the village. Adverse effect on setting of Sawston Village College (Grade II LB) due to loss of rural backdrop, cemetery and PVAA to the south. Prominent on approach to 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 located to the north-east of the nationally recognised Iron Age ringwork Borough Hill. Site forms an important part of the setting of the Grade II Listed Village College and would result in loss of rural backdrop.
	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 a residential-led mixed use 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	---	1,133m 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?)	+	New facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a residential-led mixed use development which will include community uses that compliment the scale of residential development proposed whilst also serving the existing local 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 facilities or improved existing facilities are proposed of minor benefit. The promoter proposes a residential-led mixed use development which will include community uses that compliment the scale of residential development proposed whilst also serving the existing local community.

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?	+	29.60 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 at capacity and will require mitigation. Electricity supply will require significant reinforcement.
	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	683m ACF from the centre of the site to the nearest bus stop.
		Sub-indicator: Frequency of Public Transport	+	20 minute service to Cambridge. Hourly service to Saffron Walden.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.77km 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?	+	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 127
Address Land at Mill Road, Over
Location Over
Category of site Group Village
Site area 1.59

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?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2 (1.59 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?	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?	-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Although the impact of development of a limited scale could partially be reduced by a well-designed planting scheme, this would take several years to become effective. The character of the village entrance would be altered and there would also be a loss of amenity for adjacent properties, a number of which directly face onto or have windows overlooking the site.
		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) - Although the impact of development of a limited scale could partially be reduced by a well-designed planting scheme, this would take several years to become effective. The character of the village entrance would be altered and there would also be a loss of amenity for adjacent properties, a number of which directly face onto or have windows overlooking the site.
	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). Part of wider setting of 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	+	528m from the centre of the site to a point along The Lanes, 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?	+	20.08 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 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. Insufficient primary and secondary 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	+++	318m 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 Over to Cambridge; 28 minutes from Over to St. Ives
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6.60km 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 128
Address Land at Rampton Road, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 9.77

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	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) - a small site (total site area over 9 ha.) with approximately 2/3 the site is 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. Possible malodour from Ramphill Farm to the south as proposals would be closer than existing residential. No history of complaints. Minor to moderate risk.
		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 from Ramphill Farm to the south as proposals would be closer than existing residential. No history of complaints. Minor to moderate risk.
		Will it minimise, and where possible address, land contamination?	+	The adjoining land is partly in industrial/commercial use (sawmill) 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?	+	Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision. It may be possible to link to the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north.

Landscape, Townscape and 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?	--- / -	Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge). It would be possible to develop at least part of the site, retaining strong, wide buffer zones between the woodland and new development. Careful design will be needed to reduce the impacts of the bulk of the development and the skyline. Careful design would also be needed integrate the development into the flat landscape to the north and east.
		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 scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. This part of the village is linear in character and development of this size would have an adverse impact on townscape character.
	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. Flood Zone 3 adjoins to the north west of the site and there have been reports of flooding 4-10 years ago on Rampton Road approximately 150m from the NW of the site.
		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	-	893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street	
		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 proposes residential-led development with community uses (e.g. land for new primary school if needed) and public open space.	
	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?	+	New facilities or improved existing facilities are proposed of minor benefit. Promoter proposes residential-led development with community uses (e.g. land for new primary school if needed) and public open space.	

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?	+	26.48 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. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	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?	+	Total score of 15.
		Sub-indicator: Distance to bus stop / rail station	+	238m ACF from the centre of the site to the nearest bus stop (106 service). 494m ACF from the centre of the site to the nearest bus stop (Citi 8).
		Sub-indicator: Frequency of Public Transport	+	106 service - less than hourly service. Citi 8 - 20 Minute Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.32km 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 Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site, but a junction located to the south western side of the site would be acceptable. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
		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 129
Address Land south of Ellis Close and East of Oakington Road, Cottenham
Location Cottenham
Category of site Minor Rural Centre
Site area 4.4

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	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 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) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location.
		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, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village.
	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) – Adverse effect on setting of Grade II listed Moretons Charity Almshouses to the east of the site as northern edge of site obscures rural context, views and backdrop for these buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	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 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	-	861m 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?		
	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?	+	20.88 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?	+	Total score of 17.
		Sub-indicator: Distance to bus stop / rail station	+++	213m 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	+	8.50km 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 130
Address Land to Rear of Victoria Way, off New Road, Melbourne
Location Melbourne
Category of site Minor Rural Centre
Site area 2.29

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 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?	+	Adjacent track known to have Asbestos Containing Materials (ACM). 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 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 front part of this site has already been developed and the remainder is well screened from the south by hedgerows and woodland strips. Development of this site would have a neutral effect on the landscape setting of Melbourn provided existing hedgerows and woodland strips are maintained.
		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. Adjoins modern estate development to north and east.
	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		
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.
		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?	+++	11.19 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?	+++/+	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	+	599m ACF from centre of the site to nearest bus stop to best 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 to Cambridge. 9 Minutes to Royston.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.48km 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 131
Address Land west and north of Duxford
Location Duxford
Category of site Group Village
Site area 49.31

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?	---	Significant loss (20 hectares or more) 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	A small part 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	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation. Site is located close to an Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	---	Development compatible with neighbouring uses. The western periphery of the site is approximately 140m from the M11, and also close to the busy A505. There are high levels of ambient / diffuse traffic noise in the area. At about 200m from motorway the site is likely to be NEC C (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of mitigation.
		Will it minimise, and where possible address, land contamination?	+	Contamination possible, potential for minor benefits through remediation of minor contamination. Military land and agricultural / farm buildings. .
		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 development proposed would almost double the area of Duxford excluding the chemical works. It would further dilute the character of the village, block views, and markedly reduce the separation between Duxford and Whittlesford Bridge and Heathfield. Development of the site would have a significant adverse effect on the landscape setting of Duxford.
		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 proposed would almost double the area of Duxford excluding the chemical works. It would further dilute the character of the village, block views, and dilute the importance of the historic core in relation to the size of the settlement as a whole.
	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 the wider setting for Listed Buildings and the village Conservation Area.
	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?		
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?		

Climate Change	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. New open space provision mentioned in Call for Sites Questionnaire but with no indication of scale of provision.
	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	692m to village hall ACF from centre of the site - Duxford has long centre along main road.
		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 support minor additional employment opportunities. 6.24 ha of employment land proposed to the south of the site adjoining existing employment area.
	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?	+	28.70 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?	-	Major utilities Infrastructure improvements required, but constraints can be addressed. System reinforcement required in relation to all key utility provision (water, sewerage, gas, electricity).
		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 expansion of existing schools and/or the provision of new 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?	0	Total score of 12.
		Sub-indicator: Distance to bus stop / rail station	+++	335m ACF from centre of the site to nearest bus stop to best service.
		Sub-indicator: Frequency of Public Transport	-	Hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	---	54 Minutes.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.96km 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. A junction located to the West and to the North of Duxford would be acceptable to the Highway Authority.
		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 improvement to public transport, walking or cycling facilities.

Site No. Site 132
Address The Former EDF Depot & Training Centre, Ely Road, Milton
Location Milton
Category of site Group Village
Site area 8.53

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?	+	Approximately 1/3 of the site is previously developed land - this includes a residential property on the street frontage and the yard 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 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?	+	Part of the site was formerly used for commercial / industrial 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). Various TPOs around the site, but assumption is impact can 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 Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding, with care to protect the ICF along Ely Road and Church Lane.
	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) – Grade II Listed North Lodge is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall with its significant designed landscape. Also part of the setting of Grade II* Listed Parish Church, and other Grade II Listed Buildings and Conservation Area.
	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 includes open space and sports pavillion 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?)	-	Group Village
		Sub-Indicator: Distance to centre	+	596m to The White Horse pub, central to the surrounding 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?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
	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?	+	16.02 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 close to 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?	-	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	+	438m 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 Milton to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.53km 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 133
Address Land at Buxhall Farm, Glebe Way, Histon
Location Histon & Impington
Category of site Rural Centre
Site area 12.44

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 could impact on air quality, with minor negative impacts incapable of mitigation. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
		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	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?	-	Minor Negative Impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - There is a clear edge to the built up part of the village in this location. North of the site the village becomes more sporadic and takes on a rural character, comprising linear development in long plots. The site is very open to long views to the north and east. Development in this location would have a detrimental impact on the rural character.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	- / 0	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
	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?	+	Development would create minor opportunities for new public open space as the promoter proposes a residential-led mixed-use 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	-	860m 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?)	+	New facilities or improved existing facilities are proposed of minor benefit. Promoter proposes residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community.	
	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?	+	New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable). Promoter proposes residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local	

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 as part of a residential-led mixed use development.
	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.
		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?	+++	14.90 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 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. 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 18.
		Sub-indicator: Distance to bus stop / rail station	+++	307m ACF from the centre of the site to the nearest bus stop (X8). 348m ACF from the centre of the site to the nearest bus stop (Citi 8).
		Sub-indicator: Frequency of Public Transport	+	X8 service provides 1 bus Monday to Friday. Citi 8 provides a 20 Minute Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	X8 - 27 Minutes from Histon to Cambridge. Citi 8 - 23 Minutes from Histon to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.88km 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. A junction located on to Glebe Way would be acceptable to the Highway Authority and the proposed site is acceptable in principle subject to detailed design.
		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 134
Address Riding School at land adjacent to Meldreth Manor School, Meldreth
Location Meldreth
Category of site Group Village
Site area 1.92

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.

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?	-	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. 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.
		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 two-thirds 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?		

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	+	598m 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?		
	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	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. Riding School on site has ceased operation.
		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?	+++	10.76 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.
	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?	+	Total score of 16.
		Sub-indicator: Distance to bus stop / rail station	+++	307m ACF from the centre of the site to the nearest bus stop. 933m ACF from the centre of the site to the nearest train station.
		Sub-indicator: Frequency of Public Transport	---	Bus - less than hourly service. Train - hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	Bus - 15 minutes from Meldreth to Royston. Train - 4 minutes from Meldreth to Royston.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6.03km 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 135
Address Land at Six Mile Bottom
Location countryside
Category of site New Settlement
Site area 918.22

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?	-	No previously developed land other than residential properties and farm buildings.
		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 3, with some Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	-	Small parts of the site fall within a designated areas 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?	-	Development could impact on air quality, with minor negative impacts incapable of mitigation. This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.
		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, an existing railway line running through it and two small areas of land of previous industrial/commercial use which will require investigation
		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. Almost all of site included within a protection zone.
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 proposed development in its proposed scale and form will have a significant adverse effect on the local and wider landscape. Very long views are available to and from the site from high ground (the Strettham – Haddenham ridge to the north, chalk hills to the south and east and more local fen views) and a development of the proposed scale will form the dominant feature in many of these views, which are currently wide and almost entirely rural. More locally large scale development will dominate the local villages of Waterbeach and Chittering, and will adversely affect the settings of the local historic monuments, listed buildings and the local mature, rural fenland 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 to significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – Partly surrounds LBs at Denny Abbey, including Abbey (Grade I) and Refectory (Grade I). Potential for major adverse effect on settings due to obscuring significant views to and from group and loss of functional countryside context. Potential for major adverse effect on setting due to obscuring significant views to and from the buildings and loss of functional context. Potential for adverse effect on the CA due to intensification of use and loss of green open spaces at entrance on approach to village and CA.. There is potential to mitigate impacts but not in full. The site proposer has submitted a report which sets out a strategy for the protection and enhancement of the setting of Denny Abbey. 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		
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 combined heat and power. The proposal refers to an ambitious sustainable energy strategy for the site.
		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 in 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: Distance to centre	0	Centre point of site beyond 1000m of nearest existing centre 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. Proposal to include new secondary and primary schools, medical provision, 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 range of community facilities will be provided.	

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 refers to the provision of new employment.
	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?	+	54.87 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. 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).
	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?	0	Total score of 10.
		Sub-indicator: Distance to bus stop / rail station	0	New settlement would require new bus stops which would mostly fall within 800m of the site. 903m ACF from the centre of the site to nearest bus stop (17 service)
		Sub-indicator: Frequency of Public Transport	+	New settlement would have at least a 20 minute bus service to Cambridge, equivalent to Cambourne Citi 4. Less than hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	---	Service takes 15 minutes from Six Mile Bottom to Newmarket. Service takes 54 minutes from Six Mile Bottom to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	8.45km ACF from the centre of the site to Newmarket Market. 13.73km 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. Mitigation measures could include remodelling the A11 / A14 / A1303 interchange to enable access to and from Cambridge, a new railway station and services, new bus services to Cambridge and Newmarket and mitigation measures on local roads. 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 and services on the Ipswich to Cambridge railway line. Also proposes new bus services linking to Newmarket and Cambridge.

Site No. Site 136
Address Land at Balsham Road, Fulbourn
Location Fulbourn
Category of site Rural Centre
Site area 2.76

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) - Eastern part 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.
		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 - The promoter has indicated that as the site is located adjacent to the existing village sports ground and provides a natural extension to the existing facilities which would provide a long term benefit to the local community in particular the local football club.
	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 part of the site could be used for improving existing facilities of neighbouring recreation ground.
	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?	+	27.41 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?	+	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		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	+++	290m ACF from the centre of the site to the nearest bus stop (16 Service). 696m ACF from the centre of the site to the nearest bus stop (Citi 1).
		Sub-indicator: Frequency of Public Transport	---	16 service - less than hourly service. Citi 1 - 20 Minute Service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	16 service - 30 Minutes from Fulbourn to Haverhill Citi 1 - 50 Minutes from Fulbourn to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.03km 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 137
Address Land at Fulbourn Road, Teversham
Location Teversham
Category of site Group Village
Site area 4.78

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 (4.78 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. Possible noise from High Street.
		Will it minimise, and where possible address, land 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 across 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) - The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
		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 part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
	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 part of the setting of the SAM, Conservation Area and a Grade II Listed Building. 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	-	836m ACF from the centre of the site to Church Road, central 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?			
		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	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.	

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?	+	20.56 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?	-	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 13.
		Sub-indicator: Distance to bus stop / rail station	+++	234m 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	31 Minutes from Teversham to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.45km 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 138
Address Land east of Station Road, Over
Location Over
Category of site Group Village
Site area 0.86

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 (0.86 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?	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 runs along the southern edge of the site and a byway lies approximately 185m 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 characterised as open space in an area to the south of the historic core. Linear residential development lies to the east and west, whilst more modern development is to the south.
		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 characterised as open space in an area to the south of the historic core. It forms an important part of the 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) - It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, 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	+++	327m from the centre of the site to a point along The Lanes, 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?	+	16.41 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. Insufficient primary and secondary 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	+++	148m 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 Over to Cambridge; 28 minutes from Over to St. Ives
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.82km 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	Access constraints - unclear whether appropriate 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 139
Address Land east of Bar Lane and South of Gog Magog Way, Stapleford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 2.8

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.
		Will it minimise, and where possible address, land contamination?	+	The site is in agricultural /farm use so 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	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) -If the site were to be developed there would be an impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village. The site is enclosed farmland.
		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) - Both paddocks that make up the site bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form 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 an important part of the setting of Listed buildings in Bar Lane and its development would result in loss of openness and functional rural setting. Some adverse impact on 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). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
	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	---	1,430m 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.
		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?	+	17.40 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 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?	+	Total score of 15
		Sub-indicator: Distance to bus stop / rail station	+	106m ACF from the centre of the site to nearest bus stop (31 service). 569m ACF from the centre of the site to nearest bus stop (Citi 7 service).
		Sub-indicator: Frequency of Public Transport	+	31 service - Less than hourly service. Citi 7 - 20 minute service.
		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. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.07km 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	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 140
Address Land east of Bar Lane and South of Gog Magog Way, Stapleford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 0.72

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.
		Will it minimise, and where possible address, land contamination?	+	The site is in agricultural /farm use so 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	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) -If the site were to be developed there would be an impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village. The site is enclosed farmland.
		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) - Paddock bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form 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 an important part of the setting of Listed buildings in Bar Lane and its development would result in loss of openness and functional rural setting. Some adverse impact on 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). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
	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	---	1,352m 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.
		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?	+	18.18 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?	+	Total score of 15
		Sub-indicator: Distance to bus stop / rail station	+	184m ACF from the centre of the site to nearest bus stop (31 service). 505m ACF from the centre of the site to nearest bus stop (Citi 7 service).
		Sub-indicator: Frequency of Public Transport	+	31 service - Less than hourly service. Citi 7 - 20 minute service.
		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. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.07km 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	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 141
Address Land east of Bar Lane and South of Gog Magog Way, Stapleford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 2.08

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	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?	-	Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Site is next to Stapleford recreation ground and pavilion which could generate noise problems.
		Will it minimise, and where possible address, land contamination?	+	The site is in agricultural /farm use so 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	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) -If the site were to be developed there would be an impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village. The site is enclosed farmland.
		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) - Paddock bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form 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). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
	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	---	1,473m 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?	+	16.92 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	82m ACF from the centre of the site to nearest bus stop (31 service). 614m ACF from the centre of the site to nearest bus stop (Citi 7 service).
		Sub-indicator: Frequency of Public Transport	+	31 service - Less than hourly service. Citi 7 - 20 minute service.
		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. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.03km 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 142
Address Land north of Poorsfield Road, Waterbeach
Location Waterbeach
Category of site Minor Rural Centre
Site area 0.2

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?	-	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	Whole 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	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 protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north east.
	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. Footpaths run along the northern and eastern boundaries of the site and it should be possible to provide a link to these.

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 west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
		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) - To the west and north, enclosed fields again provide an important landscape setting for the village. Public footpaths lead out from The Green into the countryside along the boundaries of the site. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area. It forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.
	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 part of the setting of the Conservation Area and there are three Grade II Listed Buildings close to the site. There would be an adverse impact on the setting of 5 Greenside due to loss of significant green setting. However, it may be possible to develop part of the site if it were reduced in size and additional landscape screening eastern edge. 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?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	+++	272m 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?		
		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.
	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?	+	22.26 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.
	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?	+	Total score of 16.
		Sub-indicator: Distance to bus stop / rail station	+++	222m 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	+	8.21km 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 site does not appear to have a direct link to the adopted public highway. 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 143
Address Land at Cockerton Road, Girton
Location Girton
Category of site Group Village
Site area 0.63

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?	-	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	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) - The site is characterised as an area of enclosed arable fields and paddocks with mature hedgerows providing a soft transitional edge to the village. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village.
		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 characterised as an area of enclosed arable fields and paddocks with mature hedgerows providing a soft transitional edge to the village. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village.
	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 part of the setting of the historic core, including the setting of a Grade II* and two 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).
	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	+++	143m 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.

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?	+++	14.61 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.
		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 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	+++	152m 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	+++	4.70km 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 144
Address Land at Dodford Lane / High Street, Girton
Location Girton
Category of site Group Village
Site area 3.5

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). Previous attempts to gain planning permission for residential development were refused as MAFF objected to loss of valuable agricultural land - site within 'urban' definition so no grading.
	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 some neighbouring uses. Site adjacent to a public house with licence for live and recorded music - would need to mitigate with buffer zone since likely to have moderate to major to significant noise issues since only short distance separation. Also site is to east of A14 and prevailing wind from south west - can mitigate noise from road. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Girton Golf Club and associated parking is to west of site and any floodlighting could cause light nuisance.
		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). Group of protected trees lies approximately 15m on the opposite side of the High Street.
	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 is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
		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) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village may be difficult to achieve.
	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 for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
	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. However approximately 1/3 of 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?		
	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?)	-	Group village
		Sub-Indicator: Distance to centre	+++	341m 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?	+	15.88 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 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	+++	193m 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	+++	4.95km 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.
		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 145
Address Land at Granhams Farm, Great Shelford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 17.54

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	A small portion of the site is previously developed land including residential properties and commercial buildings.
		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) - a large proportion of the 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?	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 and vibration from nearby railway but possible to mitigate. Assume that agricultural / commercial buildings within the site that may create noise and odour issues would be removed, therefore resulting in minor benefits.
		Will it minimise, and where possible address, land contamination?	+/0	The site would require investigation due to its existing agricultural / commercial uses. 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 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)?	---	Significant negative impact as extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare, farmland birds, bats and badgers. Limited opportunities for habitat enhancement.
	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, significant negative impacts incapable of mitigation) - development of this site would result in encroachment of the built area into the open farmland that provides a countryside setting to the village and also creates a separation between Cambridge and Great Shelford.
		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 rural character of this area of village and would harm the settings of the 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) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the earthwork remains of a medieval moat and enclosures.
	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	---	1,169m 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?	-	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?	+	19.73 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.
	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	0	656m ACF from the centre of the site to nearest bus stop. 778m ACF from the centre of the site to train station.
		Sub-indicator: Frequency of Public Transport	0 / -	Bus has a 20 minute service. Train has an 30 minute to hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.65km 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 146
Address Land at Hinton Way, Great Shelford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 12.16

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 impact on existing residential due to development related car movements.
		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)?	+ /+++	Significant positive impact as there are opportunities to create new ponds and extended grassland habitats within the site that would be beneficial to the great crested newt population, that are already located in adjacent 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?	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, significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of the built area into the strongly rolling chalk hills rising from the village edge and into the separation between Cambridge and Great Shelford.
		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 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?		
	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?				
Health		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
	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	---	1,511m 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?	+	15.79 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
	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 15-16.
		Sub-indicator: Distance to bus stop / rail station	0	194m ACF from the centre of the site to nearest bus stop. 778m ACF from the centre of the site to train station.
		Sub-indicator: Frequency of Public Transport	0 / -	Bus has a less than hourly service. Train has an 30 minute to hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	Bus service takes 24 minutes from Great Shelford to Cambridge. 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?	+	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 147
Address Land opposite Sadlers Close, Whitwell Way, Coton
Location Coton
Category of site Group Village
Site area 0.81

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	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?	---	Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Environmental Health major concerns about adjoining Grays Sawmill and significant noise impacts from this. Would be difficult to mitigate without detriment to economic impact on business. Also noise concerns from nearby primary school.
		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 an arable field, which is open to the road so there are clear views across it towards the open countryside to the north. This has created a soft edge to the village. Development of the site would extend the built form of the village into the 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) - • Contrary to single depth development on this side 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). Adverse effect on setting of Grade I listed church due to loss of rural context. Setting of Conservation Area would be adversely effected due to loss of openness, rural context and wooded backdrops on approach to 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?		
	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?	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	+++	322m ACF to a point on High Street which is 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?		
	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 a minor negative effect on employment opportunities, as a result of need to mitigate noise generation from existing employment use - sawmill. Environmental Health concerned that by mitigating could impact on business viability.
	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?	+	16.73 minutes from site to nearest employment area with 2000+ employees. 7 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 close to capacity and 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?	+	Total score of 18.
		Sub-indicator: Distance to bus stop / rail station	+++	267m 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	+++	15 minutes from Coton to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.19km 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 148
Address Land opposite Silverdale Avenue, Whitwell Way, Coton
Location Coton
Category of site Group Village
Site area 5.23

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) - small site and only third is Grade 2 / rest is grade 3.
		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?	---	Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Environmental Health major concerns about adjoining Grays Sawmill and significant noise impacts from this. Would be difficult to mitigate without detriment to economic impact on business. Also noise concerns from nearby primary school.
		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 an arable field which is rural in character and the site is clearly part of this countryside and part of land creating a rural setting for 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) - Contrary to single depth development on this side 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). Adverse effect on setting of Grade I listed church due to loss of rural context. Setting of Conservation Area would be adversely effected due to loss of openness, rural context and wooded backdrops on approach to 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?)	-	Group Village
		Sub-Indicator: Distance to centre	+	567m ACF to a point on High Street which is 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?		
	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 a minor negative effect on employment opportunities, as a result of need to mitigate noise generation from existing employment use - sawmill. Environmental Health concerned that by mitigating could impact on business viability.
	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?	+	19.29 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 WWTW is close to capacity and 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?	+	Total score of 18.
		Sub-indicator: Distance to bus stop / rail station	+++	102m 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	+++	15 minutes from Coton to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.42km 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 149
Address Land at Marfleet Close, Great Shelford
Location Great Shelford & Stapleford
Category of site Rural Centre
Site area 0.82

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 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 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 possible noise from adjacent Scotdales Garden Centre that would require further investigation and 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/-	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. Loss of grassland habitat which may provide foraging habitat for species including bats and badgers.
	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 and the separation between Cambridge and Great Shelford.
		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.
	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/-	The majority of the site is Flood Zone 1. A very small area adjacent to Hobson's Brook 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	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	---	1,353m 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?	+	17.44 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	+++	155m ACF from the centre of the site to nearest bus stop. 1,212m ACF from the centre of the site to train station.
		Sub-indicator: Frequency of Public Transport	+	Bus has a 20 minute service. Train has an 30 minute to hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Bus service takes 33 minutes from Great Shelford to Cambridge. Train service takes 5-11 minutes from Great Shelford to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.27km 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 site does not appear to have a direct link to the adopted public highway. Site has access to Marfleet Close.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 150
Address Land at River Lane, Haslingfield
Location Haslingfield
Category of site Group Village
Site area 3.15

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?	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.
		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 is a group of protected trees within the garden of an adjoining house to the west of the site. To the east of the site there is a large area identified with protected trees within the flood plain of the River Rhee – the boundary of this group follows the eastern side 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 byway from Cantelupe Road follows part of the southern boundary of the site before it becomes a bridleway, which continues, in an eastward direction alongside the River Rhee.

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 form another large extension to the village in an area where there are wide views across open countryside to the east. Along this approach there are wide views of the village as the road comes through flat open prairie farmland with few trees of field boundaries. The site forms a distinctive transition area between the built edge and arable fields.
		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 form another large extension to the village in an area where there are wide views across open countryside to the east. Along this approach there are wide views of the village as the road comes through flat open prairie farmland with few trees of field boundaries. The site forms a distinctive transition area between the built edge and arable fields.
	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 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	+	447m ACF to the Post Office - 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?		
		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	36.83 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 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 14.
		Sub-indicator: Distance to bus stop / rail station	+++	327m 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	+	27 Minutes from Haslingfield to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.10km 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.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.