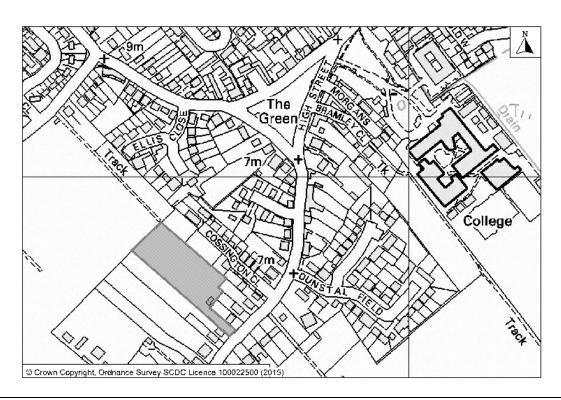
Site Information	
Development Sequence	Rural Centre
0:4 6	

Site reference number(s): SC123

Consultation Reference numbers:25 (I&O 2012)
Site name/address: Land off Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.

Note: the majority of this site also forms part of larger site 263.

Current use(s): Formerly agricultural / grazing.

Proposed use(s): 15 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.83 ha

Potential residential capacity: 17 dwellings (30dph)

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

_		
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - the
	versatile	whole site is Grade 1 (less than 1 ha.)
	agricultural land?	, ,
		UPDATE: Score changed from significant to minor due to the site size – under 20 ha.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10001700.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 til Quality	development of the	impact
	sites result in an	Impact
	adverse	Dovolonment unlikely to impost an air
		Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
A O N 4 A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	Totalion of the online
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a history of contamination
Water		GREEN = No impact / Capable of full
vval o i	Will it protect and where possible	· · · · · · · · · · · · · · · · · · ·
		mitigation
	enhance the quality	Accumpations for a navitual instruct and the
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Longer, n
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	auditai aila	

	la a allo ada adam a ta al		
	locally designated		
Diodinarait.	sites)		CDEEN Dovolonment could be used
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
TPO	infrastructure?		CDEEN - Site does not contain or adicin
170	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
iiiiasiiuciuie	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
	illiadiradiare:		provision.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		,
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The 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.
Townscape	Will it maintain and		.AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	-		negative impacts incapable of mitigation) -
	character, including		riegative impacts incapable of fillingation)
	through		The character of this part of the village is

	and scale of	of this site would create a large area of
	development?	residential development in a cul-de-sac, in a
		prominent location, which would alter the
		character of this largely ribbon part of the
0 5 1	100 4 66 4 11	settlement.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	, , , , , , , , , , , , , , , , , , , ,
Open Space	Will it increase the	GREEN = Assumes minimum on-site
opan opass	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space as
		the promoter proposes provision of open
		space as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	OTTELIA - TIMIT OF OFFICE PROVISION
Facilities	sports facilities?	0.8km ACF from centre of the site to
. dominos	Sporto Idollidos:	Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	NED - 2000III
i aciiiiies	for children and	849m ACF from centre of the site to
		Cottenham Recreation Ground.
Cymay	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	

	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		K = 2000iii
Local Centre	District or Local		856m from the centre of the site to a point
Loodi Contro	centre?		along the High Street / B1049. Services and
	COTTUD.		facilities run a long way along Cottenham
			High Street.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
Contro	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		. , , , , , , , , , , , , , , , , , , ,
	centre or GP		862m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		, , , , , , , , , , , , , , , , , , , ,
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		'
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement /appropriate mitigation possible
	community		
	activities?		
Integration	How well would the		AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities	the site integrate		
	with existing		
	communities?		
ECONOMY	T =	ı	
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
Onopping	shopping		vitality and viability of existing centres
	hierarchy,		Trianty and viability of chisting certifes
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	or Carribriage,		maleator is intery to apply particularly to sites

	town district and	which include re	tail offices or leigure uses
	town, district and local centres?	which include re	tail, offices, or leisure uses.
Employment -	How far is the	How far is the no	earest main employment
Accessibility	nearest main	centre?	earest main employment
Accessibility	employment	centre!	
	centre?	RED = >3km	
	Centre		centre of site to South
			006D (Histon, including
		Vision Park)	(Histori, including
Employment -	Would		employment land / allocation
Land	development result	is for employme	
Lanu	in the loss of	is for employme	nt development
	employment land,	Dovelopment we	ould have no effect on
	or deliver new	employment lan	
	employment land?	employment lan	a or premises.
Utilities	Will it improve the	GPEN - Evicti	ng infrastructure likely to be
Otilities	level of investment	sufficient	ing initiastructure likely to be
	in key community	Suncient	
	services and	Development ca	an use existing capacity in
	infrastructure,	· · · · · · · · · · · · · · · · · · ·	cture. However, there is
	including		e mains water capacity
	communications	•	oution zone to supply the
	infrastructure and		osed properties which could
	broadband?		HLAA sites within the zone
	broadbaria.		loped. The sewerage
			paching capacity and will
			ation and possibly mitigation.
Education	Is there sufficient		apacity not sufficient,
Capacity	education		not be appropriately
	capacity?	mitigated.	
	, , , ,	19.00	
		UPDATE: The S	SHLAA update records that
			city to further extend the
		primary school.	Development of this scale
		would not be su	fficient to deliver a new
		primary school.	
		(Score changed	from Green to Red.)
Distance:	How far is the	A = 400 - 800m	
Primary	nearest primary		
School	school?	687m ACF from	centre of site to Cottenham
		Primary School.	
Distance:	How far is the		(or site large enough to
Secondary	nearest secondary	provide new)	
School	school?		
			n centre of site to Cottenham
		Village College.	
TRANSPORT	T		
Cycle Routes	What type of cycle	AMBER = Mediu	um quality off-road path.
	routes are		
	accessible near to		oute in Cottenham is along
	the site?		vards Cambridge. This
		•	of on- and off-road
		provision, of var	iable quality. It is a heavily
		4 11 1 1 1	with a mix of traffic speeds.

		Provision or contribution from this site would result in only minor improvement to cycling
		facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 17
Distance: bus		GG = Within 400m (6)
stop / rail station		243m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	5,691m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. 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 nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking or cycling facilities?			
i '	transport walking		
or cycling facilities?	transport, waiking		
	or cycling facilities?		

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC125	
Consultation Reference numbers:	

Site name/address: Cottenham Sawmills, Cottenham

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	AMBER = Millor 1033 of grade 1 and 2 land
Land	to the loss of the	Minor loss of best and most versatile
	best and most	
		agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	A14?	
Pollution		CDEEN No advarge effects or complete of
Poliution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	.
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Historically an industrial / commercial
	receptor or	type use on site Cottenham Sawmill, so
	generator	allocating this site for residential likely to
	(including	have a positive impact.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		perionic callycer to appropriate imaganery
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		_
Motor	\\/: it protect and	contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		g. seriopado. 110 di fiognigibio impubio
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
1	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure?)		
	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
I I	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. Returning adjoining land to countryside, but no proposals for
			open space.
LANDSCAPE TO			
	OWNSCAPE AND CI	II TURAL HI	
LLandscape L	OWNSCAPE AND CU	ULTURAL HI	ERITAGE
	Will it maintain and	ULTURAL HI	ERITAGE GREEN = No impact (generally compatible,
	Will it maintain and enhance the	ULTURAL HI	GRITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
	Will it maintain and enhance the diversity and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	GRITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
, , , , , , , , , , , , , , , , , , ,	Will it maintain and enhance the diversity and	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
, , , , , , , , , , , , , , , , , , ,	Will it maintain and enhance the diversity and distinctiveness of landscape	JLTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
' (Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	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. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The 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.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHA	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply

	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1 lood Hiok	flood risk?		SKEEK - Flood Zollo 17 low flok
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	;	The second secon
Open Space	Will it increase the		GREEN = Assumes minimum on-site
' '	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		·
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.9km ACF from centre of the site to
			Cottenham Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		K = >00011
Local Centre	District or Local		987m from the centre of the site to a point
Local Contro	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
			High
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		997m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		No facilities lost, and no new feethers
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops, post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	1		1

	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	, and the second
	with existing	
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
_ ,	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	B 1 () ()
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
1 14:11:4:	\\/\(\lambda\);\(\	paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Dovolonment ogs vas svisting som sitte in
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will

		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	miligated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	788m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities. The site should be able to connect
LIODT	la de ana I li ala	to this route.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
Transport	Scoring mechanism has	ONLEW - 30016 13-19 HOIH 4 CIRCHA DEIOW
Score (SCDC)	been developed to	Total score of 17.
3001 6 (3000)	consider access to	TOTAL SCOTE OF 17.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
	25 25	
Distance: bus		GG = Within 400m (6)
stop / rail		, ,
station		192m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)

transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.30km ACF from the centre of the site to
		Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the 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 nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	GREEN = Significant improvements to public transport, cycling, walking facilities
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC125	
Consultation Reference numbers:	

Site name/address: Cottenham Sawmills, Cottenham

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	AMBER = Millor 1033 of grade 1 and 2 land
Land	to the loss of the	Minor loss of best and most versatile
	best and most	
		agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	A14?	
Pollution		CDEEN No advarge effects or complete of
Poliution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	B 1
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Historically an industrial / commercial
	receptor or	type use on site Cottenham Sawmill, so
	generator	allocating this site for residential likely to
	(including	have a positive impact.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		perionic callycer to appropriate imaganery
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		_
Motor	\\/: it protect and	contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

Sites	protected species		to designated for nature conservation or
Siles	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity?		
	, -		
	(Including International and		
	locally designated		
Diodivorcity	sites) Would		AMPER - Dayolanment would have a
Biodiversity			AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumed to a few a product to a set one that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure?)		ODEEN O'' I I I I I I I I
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
0	(TPO)?		ANADED No cionificant appartualtics or
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impost (suisting factures actives
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. Returning adjoining
			land to countryside, but no proposals for
LANDSCADE		III TUDAL '''	open space.
	Will it maintain and	ULTUKAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		Minor Docitive Impact (Development would
	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

_	1	
	NACH transitation and	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.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The 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.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained,
CLIMATE CHAI	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
Renewables	Will it support the	 AMBER = Standard requirements for
. tonowabios	use of renewable	renewables would apply

	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1 lood Hiok	flood risk?		SKEEK - Flood Zollo 17 low flok
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	;	The second secon
Open Space	Will it increase the		GREEN = Assumes minimum on-site
' '	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		·
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.9km ACF from centre of the site to
			Cottenham Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		K = >00011
Local Centre	District or Local		987m from the centre of the site to a point
Local Contro	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
			High
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		997m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		No facilities lost, and no new feethers
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops, post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	1		1

	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	, and the second
	with existing	
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	B 1 () ()
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
1 14:11:4:	\\/\(\lambda\);\(\	paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Dovolonment ogs vas svisting som sitte in
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will

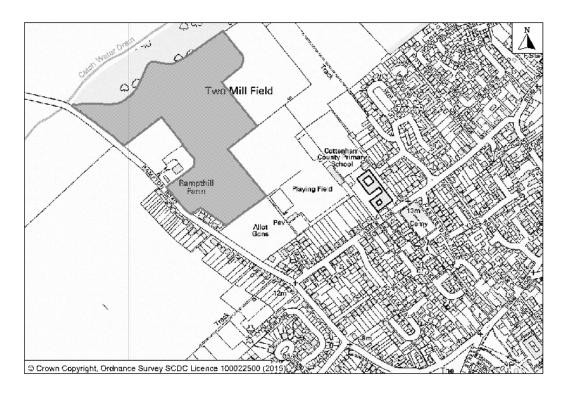
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	miligated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	788m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities. The site should be able to connect
LIODT	la de ana I li ala	to this route.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
Transport	Scoring mechanism has	ONLEW - 30016 13-19 HOIH 4 CIRCHA DEIOW
Score (SCDC)	been developed to	Total score of 17.
3001 6 (3000)	consider access to	TOTAL SCOTE OF 17.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
	25 25	
Distance: bus		GG = Within 400m (6)
stop / rail		, ,
station		192m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)

transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.30km ACF from the centre of the site to
		Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,744m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the 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 nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	GREEN = Significant improvements to public transport, cycling, walking facilities
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC128	
Consultation Reference numbers:	

Site name/address: Land at Rampton Road, Cottenham

Мар:



Site description: The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.

Current use(s): Agricultural

Proposed use(s): Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space

Site size (ha): South Cambridgeshire: 9.77 ha

Potential residential capacity: 220 dwellings (30 dph)

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

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 IVID DI N. IVIII I I I I I I I I I I I I I I I I
20.10	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - a small
	versatile	site (total site area over 9 ha.) with
	agricultural land?	approximately 2/3 the site is Grades 1 and
	agricultural lariu :	2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williciais	sterilisation of	
		safeguarded area.
	economic mineral	
DOLLUTION	reserves?	
POLLUTION		LODGEN AND A COLUMN
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	·
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. Possible noise
	neighbouring	from Rampthill Farm to the south as
	uses)?	proposals would be closer than existing
	4000).	residential. No history of complaints. Minor
		to moderate risk.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	•
	the site!	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The adjoining land is nearly in industrial /
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
10/	AAPH 2	contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (Suds).		
BIODIVERSITY	,		Colored Drawing Cycle (Color).		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees		
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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.	LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of this scale would be a very		
	character?		significant addition to Cottenham. It would be highly visible from the west and north		

	1	
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	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. RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - 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
Green Belt	What effect would	adverse impact on townscape character. GREEN = No impact or Minor positive
3.55H 25H	the development of this site have on Green Belt purposes?	impact on Green Belt purposes
Heritage CLIMATE CHA	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA Renewables	Will it support the	AMBER = Standard requirements for
176116Maples	use of renewable energy resources?	renewables would apply

Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
T 1000 TCISK	is site at flood fisk:	GREEN - 1 1000 Zone 17 10W risk
		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
	│ 「H AND WELL BEING	site.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
open opass	quantity and quality of publically accessible open	provision to adopted plan standards is provided onsite
	space?	Development would create minor
	'	opportunities for new public open space as
		the promoter proposes provision of open
Distance:	How far is the	space as part of the development. GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLERV = CIMIT OF OFISITE PROVISION
Facilities	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		0.3km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		304m ACF from centre of the site to
		Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	R = >800m
District or	from the nearest	1. – 2000m
Local Centre	District or Local	893m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	

		r
	centre or GP	841m ACF from centre of site to The
	service?	Cottenham Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Promoter
	health, education	proposes residential-led development with
	and leisure (shops,	community uses (e.g. land for new primary
	post offices, pubs	school if needed) and public open space.
	etc?)	, , , ,
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Now to cilities or improved existing facilities
		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.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	, ,
	communities?	Poorly related and out of character with the
		existing linear built up area. Separated from
		the main part of the village by open areas
		used for allotments and school playing
ECONOMY		fields.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Gambriago)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Thanky and viability of chisting centres
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.9km ACF from centre of site to South

	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new	G = No loss of employment land / allocation is for employment development
	employment land?	
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Amber to Red.)
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	514m ACF from centre of site to Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.1km ACF from centre of site to Cottenham Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would

		result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station		G = Within 600m (4) 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).
Frequency of Public Transport		G = 20 minute frequency (4) 106 service - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 43 Minutes from Cottenham to Ely. 37 Minutes from Cottenham to Cambridge.)
Distance for cycling to City Centre		G = 5km to 10km (4) 9.32km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,505m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. 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
Non-Car Facilities	Will it make the	AMBER = No impacts
raciilles	transport network safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

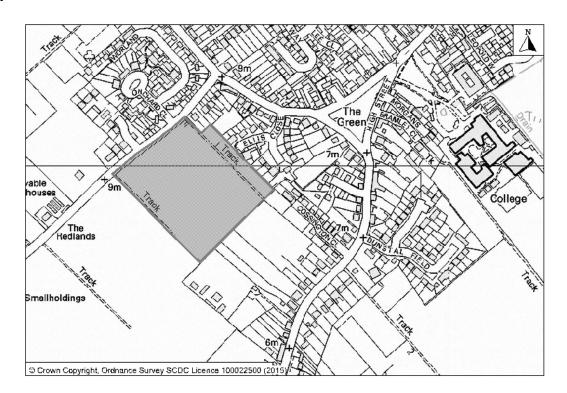
	Site Information	
Development Sequence		Rural Centre

Site reference number(s): SC129

Consultation Reference numbers: 24 (I&O 2012)

Site name/address: Land south of Ellis Close and East of Oakington Road, Cottenham

Мар:



Site description: This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.

Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).

Current use(s): Agricultural

Proposed use(s): 132 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.4 ha.

Potential residential capacity: 99 dwellings (30 dph)

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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	Time I is a single of and I and I and
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
D II 4	A14?	AMPER
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Dovolonment commetible with resimble and
	problems if the site	Development compatible with neighbouring uses. Some minor to moderate additional
	is developed, as a receptor or	road traffic noise generation impact on
	generator(including	existing residential due to development
	compatibility with	related car movements but dependent on
	neighbouring	location of site entrance
	uses)?	location of site entiance
Contamination	Is there possible	GREEN = Site not within or adjacent to an
55	contamination on	area with a history of contamination
	the site?	, and an inclusion, an administration
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	1 -		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		94
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	_		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure?)		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
			provision.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
Landodapo	enhance the		character, incapable of mitigation.
	diversity and		onaractor, moapable of finingation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Character?		, , , , , , , , , , , , , , , , , , , ,
			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.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		The character of this part of the village is

	1	
	appropriate design and scale of development?	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.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) — 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.
CLIMATE CHAI	NGE	
Renewables Flood Risk	Will it support the use of renewable energy resources? Is site at flood risk?	AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	LODEEN
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 726m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
		1

- "	La	
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	861m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
D: 4 0:4		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: / OD	City Centre?	B 000
Distance: GP	How far is the	R = >800m
Service	nearest health	045 4054 4 4 5 11
	centre or GP	915m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feetities lest and as you feetities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	possible
	dollyllios:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	•	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
' ' '	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	

	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
- , ,	local centres?	DED 0
Employment -	How far is the	RED = >3km
Accessibility	nearest main	A Olivia A OF france and the of all a to Occult
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	602m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	'
_		0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT	1	<u> </u>
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,5.5 1100100	routes are	less than 1.5m width with medium volume of
	. 5 4 10 5 4 1 5	

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of	Total score of 17.
	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		213m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.50km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	5,878m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	No compatitudes of the state of the state of
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that
	avaliable capacity?	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

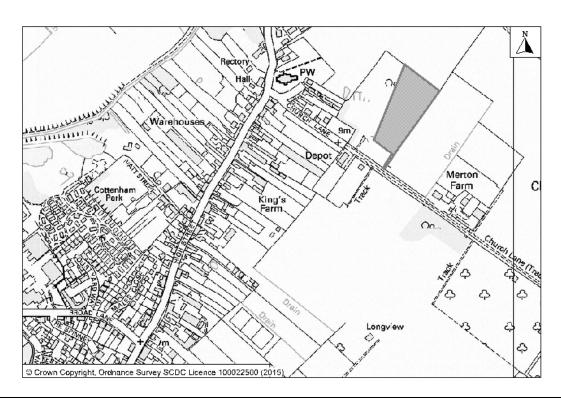
		capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC241	

Consultation Reference numbers:

Site name/address: The Woodyard, Cottenham

Мар:



Site description: The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.

Current use(s): Agricultural

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

(note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 1.22 ha:

Potential residential capacity: 25 dwellings (30 dph)

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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 Wilder = Willier 1888 of grade f and 2 land
20110	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	·
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	

		•	
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
_	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		·····g·····
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mangation
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
	iiiiiastructure:		provision
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LII	
		OLI OKAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		0. 76 (1) (2)
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The land forms an important
			part of the setting of this part of historically
			sensitive part of Cottenham. Previous
			planning applications have been refused as
			development in this location would
			constitute a sporadic form of development,
			detached from the village, and would
			represent an intrusion into open
			countryside.
Townscape	Will it maintain and		RED = Significant negative impact on
1 Own Boupe	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	_		minganon measures possible.
	distinctiveness of		

	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.			
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes			
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.			
CLIMATE CHA						
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply			
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk			
HUMAN HEAL	HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open			
			the promoter proposes provision of open			

		space as part of the development
Distance:	How far is the	space as part of the development. AMBER = 1-3km
Outdoor Sport	nearest outdoor	AIVIDER = 1-3KIII
Facilities	sports facilities?	1.7km ACF from centre of the site to
Facilities	sports racilities?	Cottenham Recreation Ground.
Dietonos Play	How far is the	
Distance: Play		RED = >800m
Facilities	nearest play space	1 F77m ACE from control of the cite to
	for children and	1,577m ACF from centre of the site to
C 0	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	IX - 2000III
Local Centre	District or Local	1,176m from the centre of the site to a point
Local Certife	centre?	along the High Street / B1049. Services and
	Centre:	facilities run a long way along Cottenham
		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochiic	defined Cambridge	
	City Centre?	
	Oity Ochtro:	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,071m ACF from centre of site to The
	service?	Cottenham Surgery.
Key Local		Colleman Surgery.
	Will it improve	AMBER = No impact on facilities (or
Facilities	Will it improve quality and range	
1	-	AMBER = No impact on facilities (or
1	quality and range	AMBER = No impact on facilities (or
, ,	quality and range of key local	AMBER = No impact on facilities (or
, ,	quality and range of key local services and	AMBER = No impact on facilities (or
, ,	quality and range of key local services and facilities including health, education and leisure (shops,	AMBER = No impact on facilities (or
, ,	quality and range of key local services and facilities including health, education	AMBER = No impact on facilities (or
Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to
Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or
Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation
Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or
Facilities Community Facilities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities?	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible
Community Facilities Integration	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with
Community Facilities Integration with Existing	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or
Community Facilities Integration	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with
Community Facilities Integration with Existing	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
Community Facilities Integration with Existing	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area
Community Facilities Integration with Existing	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with
Community Facilities Integration with Existing Communities	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area
Community Facilities Integration with Existing	quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	AMBER = No impact on facilities (or satisfactory mitigation proposed). GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with

(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient 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.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary	How far is the nearest primary	R = >800m

School	school?	1,521m ACF from centre of site to
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.7km ACF from centre of site to Cottenham
SCHOOL	SCHOOLS	Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
ITIQET	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	below
Score (SCDC)	been developed to consider access to	Total score of 10.
	and quality of	Total 30010 of 10.
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR = Beyond 1,000m (0)
stop / rail		NN = Beyond 1,000m (0)
station		310m ACF from the centre of the site to the
		nearest bus stop (X8).
		1,142m ACF from the centre of the site to
From the second		the nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 - less than hourly service.
		The 1999 than houry out thou
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		V0 0414 4 4 0 4 1
journey time to		X8 - 34 Minutes from Cottenham to
City Centre		Cambridge.
		Citi 8 - 37 Minutes from Cottenham to
	L.	Sill 5 or minator nom contonnam to

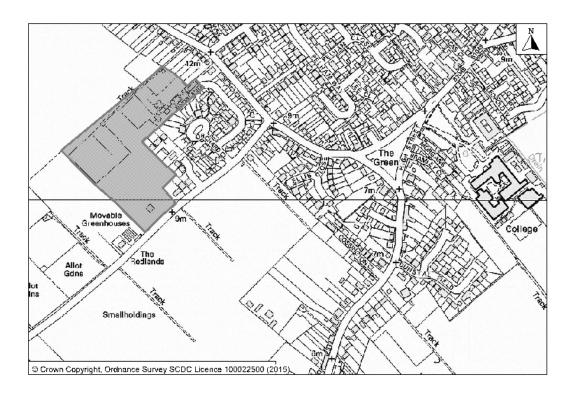
		Cambridge.)
Distance for cycling to City Centre		A = 10km to 15 km (3) 10.13km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,586m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. The access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC260	

Consultation Reference numbers: 22 (I&O 2012)

Site name/address: Land at Oakington Road, Cottenham

Map:



Site description: The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.

Note: the site has also been submitted as part of a larger site – as site 113.

Current use(s): Paddock / Arable Land

Proposed use(s): 100+ dwellings

Site size (ha): South Cambridgeshire: 4.90 ha

Potential residential capacity: 110 dwellings (30 dph)

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

	T		
	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - small
	versatile		site but all Grade 1
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
- Willionalo	sterilisation of		safeguarded area.
	economic mineral		Saleguarded area.
DOLL LITION	reserves?		
POLLUTION	1	ı	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
/ (QIVI/ (near to an AQMA,		A14
	•		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Some minor to moderate additional
	receptor or		road traffic noise generation impact on
	generator		existing residential due to development
	(including		related car movements but dependent on
	, ,		<u> </u>
	compatibility with		location of site entrance.
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination on		area with a history of contamination
	the site?		
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		94
	of the water		Assumptions for a neutral impact are that
	environment?		
	environment?		appropriate standards and pollution control
			measures will achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		groomspace. No or negligible impacts
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
	1 51100/		1

D: 11 11	1107		AMPED D. I
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	<u>ULTURAL HI</u>	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is very exposed to views across the
			flat, arable land of the Green Belt to the
			south, which is open to the Oakington Road
			frontage. The site has a rural character, and
	ì		
			creates a soft edge at this entrance to the
			village. Development of this site, with its
			l – – – – – – – – – – – – – – – – – – –
			village. Development of this site, with its
			village. Development of this site, with its long plot depth would result in a cul-de-sac
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear
Townscape	Will it maintain and		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.
Townscape	Will it maintain and enhance the		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. AMBER = negative impact on townscape
Townscape	enhance the		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.
Townscape			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. AMBER = negative impact on townscape
Townscape	enhance the diversity and		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. AMBER = negative impact on townscape character, incapable of mitigation.

	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of approach roads into
	and scale of	Cottenham.
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ 「H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	F 10 1100 0 11010
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	653m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7.IIIDEN - No IIIIpaot
Tavolloi	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	IX - 2000III
ווופוע טו	nom me nearest	

Local Centre	District or Local centre?	1,001m 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.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R =>800m 1,077m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
Education	Is there sufficient	require investigation and possibly mitigation.
	education	RED = School capacity not sufficient, constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	miligated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	630m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.8km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily

		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public Transport (at edge	high quality public transport in most but not all instances
	of site)?	
Sustainable Transport	Scoring mechanism has	GREEN = Score 15-19 from 4 criteria below
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
	Tour chieria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		364m ACF from the centre of the site to the
		nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport		
Public		A = 31 to 40 minutes (3)
transport journey time to		37 Minutes from Cottenham to Cambridge.
City Centre		
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.64km ACF from the centre of the site to
D: /		Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train	6,197m ACF from centre of the site to
A	station?	Waterbeach Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	highway network,	, ,
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that
	avaliable Capacity?	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-
Non-Car	Will it make the	motorised modes. AMBER = No impacts
Facilities	transport network	/ Tro impuoto

safer for public	
transport, walking	
or cycling facilities?	

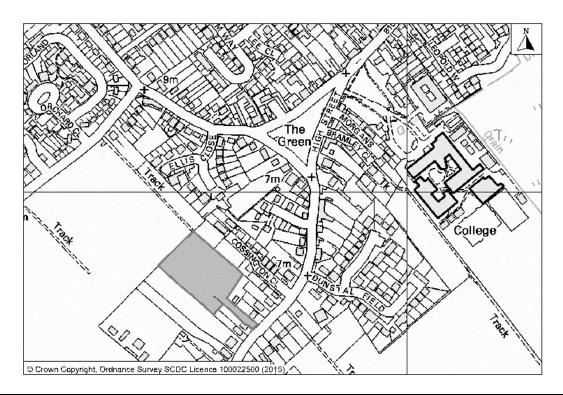
Site Information	
Development Sequence	Rural Centre
01: 1 () 00000	

Site reference number(s): SC263

Consultation Reference numbers: 26 (I&O 2012)

Site name/address: Land to the rear of 34 - 46 Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.

The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.

Note: there is significant overlap with site 123.

Current use(s): Hay Making

Proposed use(s): 55-95 dwellings

Site size (ha): South Cambridgeshire: 1.04 ha

Potential residential capacity: 21 dwellings (30 dph).

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

	land?				
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land.		
Land	development lead		ANDER = MINOR 1055 of grade 1 and 2 land.		
Lanu	to the loss of the		Minor loss of best and most versatile		
	best and most				
	versatile		agricultural land (Grades 1 and 2) - small site but all Grade 1.		
			Site but all Grade 1.		
Minorolo	agricultural land?		GREEN = Site is not within an allocated or		
Minerals	Will it avoid the				
	sterilisation of		safeguarded area.		
	economic mineral				
POLLUTION	reserves?				
Air Quality	Would the		GREEN = Minimal, no impact, reduced		
All Quality	development of the		impact		
	sites result in an		Impact		
	adverse		Development unlikely to impact on air		
	impact/worsening		quality. Site lies in an area where air quality		
	of air quality?		acceptable.		
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or		
AQIVIA	near to an AQMA,		A14		
	the M11 or the		A14		
	A14?				
Pollution	Are there potential		AMBER = Adverse impacts capable of		
Poliution	Odour, light noise		adequate mitigation		
	and vibration		adequate mitigation		
	problems if the site		Development compatible with neighbouring		
	is developed, as a		uses. Some minor to moderate additional		
	receptor or		road traffic noise generation impact on		
	generator		existing residential due to development		
	(including		related car movements but dependent on		
	compatibility with		location of site entrance.		
	neighbouring		location of site entrance.		
	uses)?				
Contamination	Is there possible		GREEN = Site not within or adjacent to an		
Contamination	contamination on		area with a history of contamination		
	the site?		area with a history of contamination		
Water	Will it protect and		GREEN = No impact / Capable of full		
vvator	where possible		mitigation		
	enhance the quality		111111111111111111111111111111111111111		
	of the water		Assumptions for a neutral impact are that		
	environment?		appropriate standards and pollution control		
	CHVIIOHIHGHIL!		measures will achieved through the		
			development process, e.g. as part of		
			Sustainable Drainage Systems (Suds).		
BIODIVERSITY					
Designated	Will it conserve		GREEN = Does not contain, is not adjacent		
Sites	protected species		to designated for nature conservation or		
51100	and protect sites		recognised as containing protected species,		
	designated for		or local area will be developed as		
	nature		greenspace. No or negligible impacts		
	conservation				
	interest, and				
	geodiversity?				
	(Including				
	(Including				

	T		1
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	•		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I VNDSCVDE	TOWNSCAPE AND C	III TIIDAI LII	
	Will it maintain and	OLIONALIII	AMBER = negative impact on landscape
Landscape			· · · · · · · · · · · · · · · · · · ·
	enhance the		character, incapable of mitigation.
	diversity and		Minor Negative Import /Davidanasat
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		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.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	townsoape		oonmote with townscape character, minut

	1	
	character, including through appropriate design and scale of development?	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.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	monuments)?	
Renewables	Will it support the	AMBER = Standard requirements for
renewables	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
_	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation)
Distance:	How far is the	appropriate mitigation). GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 852m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact

_		
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	861m from the centre of the site to a point
Local Contro	centre?	along the High Street / B1049. Services and
	Contro	facilities run a long way along Cottenham
		High Street.
Distance City	How far is the site	R = >800m
Distance: City		R = >000111
Centre	from edge of	
	defined Cambridge	
D: 1 OD	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	007 105(
	centre or GP	867m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
1		
1	and enable	the loss of any community facilities or
1	and enable engagement in	the loss of any community facilities or replacement / appropriate mitigation
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities
1	and enable engagement in community	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the
Facilities	and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Facilities	and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Facilities Integration with Existing	and enable engagement in community activities? How well would the development on	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Facilities	and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Facilities Integration with Existing	and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate with existing communities?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40%
Integration with Existing Communities	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	and enable engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

		1	
	shopping hierarchy,		vitality and viability of existing centres
	supporting the vitality and viability		Development would have no effect on vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	town, district and		which include retail, offices, or leisure uses.
	local centres?		
Employment -	How far is the		RED = >3km
Accessibility	nearest main		
	employment		4.2km ACF from centre of site to South
	centre?		Cambridgeshire 006D (Histon, including
Employment -	Would		Vision Park) G = No loss of employment land / allocation
Land	development result		is for employment development
Lana	in the loss of		lo for employment development
	employment land,		
	or deliver new		
	employment land?		
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
	level of investment		sufficient
	in key community services and		Davidanment can use evicting conscituting
	infrastructure,		Development can use existing capacity in utilities infrastructure. However, there is
	including		insufficient spare mains water capacity
	communications		within the distribution zone to supply the
	infrastructure and		number of proposed properties which could
	broadband?		arise if all the SHLAA sites within the zone
			were to be developed. The sewerage
			network is approaching capacity and will
F	1 1 1 11 11		require investigation and possibly mitigation.
Education	Is there sufficient education		RED = School capacity not sufficient,
Capacity	capacity?		constraints cannot be appropriately mitigated.
	capacity:		miligaleu.
			UPDATE: The SHLAA update records that
			there is no capacity to further extend the
			primary school. Development of this scale
			would not be sufficient to deliver a new
			primary school.
Dietoros	How far is the		(Score changed from Green to Red.) A = 400 - 800m
Distance: Primary	nearest primary		A = 400 - 000III
School	school?		690m ACF from centre of site to Cottenham
30.1001	30110011		Primary School.
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		
			0.4km ACF from centre of site to Cottenham
TDANCECT			Village College.
Cyclo Poutos	What type of avale		AMRED - Modium quality off road noth
Cycle Routes	What type of cycle routes are		AMBER = Medium quality off-road path.
	accessible near to		The only cycle route in Cottenham is along
	the site?		Histon Road towards Cambridge. This
	the site?		Histon Road towards Cambridge. This

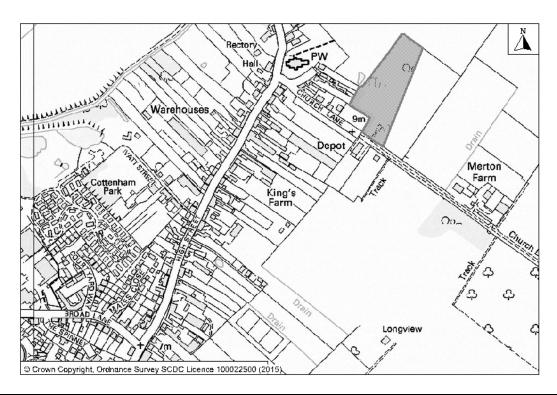
		,
		comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus		GG = Within 400m (6)
stop / rail station		269m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	5,694m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. 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.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC269	
Consultation Reference numbers:	

Site name/address: Land adjacent to The Woodyard, Cottenham

Мар:



Site description: The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is adjacent to Site 241.

Current use(s): Pasture

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 1.42 ha

Potential residential capacity: 29 dwellings (30 dph)

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

	T	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
- Willionalo	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA		
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	•	Illingation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	1	J / - ()
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	1 -	•
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
			· · · · ·
	fragmentation,		mitigation
	enhance		Assumentions for a neutral insurant and that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
i i i i dott dottar o	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiastructure:		that appropriate design and mitigation
			measures would be achieved through the
			<u> </u>
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LI	development process.
Landscape	Will it maintain and	OLIONALIII	RED = Significant negative impact on
Lanuscape			landscape character, no satisfactory
	enhance the		
	diversity and		mitigation measures possible.
	distinctiveness of		O'mattana (Namatana Jawa and Abasa and
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The land forms an important
			part of the setting of this part of historically
			sensitive part of Cottenham. Previous
			planning applications have been refused as
			development in this location would
			constitute a sporadic form of development,
			detached from the village, and would
			represent an intrusion into open
			countryside.
Townscape	Will it maintain and		RED = Significant negative impact on
_	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (Development
L	t to the second		<u> </u>

Green Belt	character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes?		conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. GREEN = No impact or Minor positive impact on Green Belt purposes	
Heritage	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.	
CLIMATE CHAN	NGE		- - 1	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply	
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	
Distance:	How far is the		AMBER = 1-3km	

Outdoor Sport Facilities Facilities Distance: Play Facilities Facilities	0.11		<u></u>
Distance: Play Facilities How far is the nearest play space for children and teenagers? Cottenham Recreation Ground.			
Distance: Play Facilities RED =>800m RED =>800m 1,524m ACF from centre of the site to Cottenham Recreation Ground. AMBER = No Impact AMBER =	Facilities	sports facilities?	
Facilities nearest play space for children and teenagers? Cottenham Recreation Ground.			Cottenham Recreation Ground.
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelers and Travellers and Travellers and Travellers and Travellers and Travelrers and T	Distance: Play	How far is the	RED = >800m
teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travell	Facilities	nearest play space	
teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers and Travelling Showpeople?			1,524m ACF from centre of the site to
Will it provide for the accommodation needs of Gypsies and Travellers and Travelres and Erabon Travelres and Erabon Travelres and Travelres a		teenagers?	
Traveller the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre: Distance: City Centre: District or Local centre? Distance: City Centre: District or Local centre of defined Cambridge City Centre? Distance: GP Service: District or Local centre or GP Service: And Facilities or Local centre or GP Service: And Facilities or Local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities: A Will it encourage and enable engagement in community activities? Community Communities: How well would the development on the site integrate with existing Communities? ECONOMY Deprivation Does it address AMBER = Not within or adjacent to the 40%	Gynsy &		
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and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre District or Local Centre: District or Local centre? District or Local Centre: District or Local centre? Distance: City Centre			
Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre? District or Local Centre Plottic		, .	
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Local Centre District or Local centre?			R = >800M
Centre Centre Along the High Street / B1049. Services and facilities run a long way along Cottenham High Street. R =>800m			4.440 6 4 4 6 6 1
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(Cambridge) pockets of income most deprived Super Output Areas within	•		<u> </u>
	(Cambridge)	pockets of income	most deprived Super Output Areas within

	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 6.2km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient 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.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Green to Red.)
Distance: Primary School	How far is the nearest primary school?	R = >800m 1,478m ACF from centre of site to

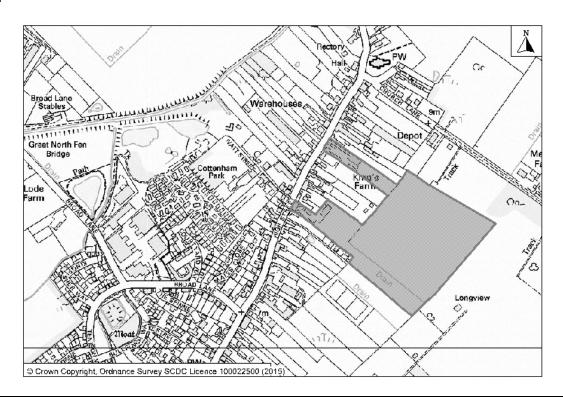
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.7km ACF from centre of site to Cottenham
TRANCRORT		Village College.
TRANSPORT Cycle Routes	What type of avala	DED - No evoling provision or a evolution
Cycle Roules	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
LIODT	1 4 12 1	facilities.
HQPT	Is there High Quality Public	AMBER = service meets requirements of high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 10.
	consider access to and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Dietonos, bus		D. Doyand 1 000m (0)
Distance: bus stop / rail		R= Beyond 1,000m (0)
station		231m ACF from the centre of the site to the
		nearest bus stop (X8).
		1,108m ACF from the centre of the site to
Frequency of		the nearest bus stop (Citi 8). G = 20 minute frequency (4)
Public		
Transport		X8 - less than hourly service.
		Í
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport journey time to		X8 - 34 Minutes from Cottenham to
City Centre		Cambridge.
Jily John 6		Cambridge.
		Citi 8 - 37 Minutes from Cottenham to
		Cambridge.
Distance for		A = 10km to 15 km (3)

cycling to City Centre		10.15km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,659m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. 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-
Non-Car	Will it make the	motorised modes.
Facilities	transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC316		
Consultation Reference numbers:		

Site name/address: Land to rear of High Street, Cottenham

Мар:



Site description: The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.

Current use(s): Residential, yard and agricultural

Proposed use(s): 100-150 dwellings

Site size (ha): South Cambridgeshire: 7.02 ha.

Potential residential capacity: 158 dwellings (30 dph)

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	·
	use of previously	The site includes residential properties and
	developed	yards, but this is a very small proportion of
	land?	the site.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	-

	T	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development would remove various
	is developed, as a	industrial / commercial type uses that
	receptor or	creates nuisance, resulting in minor benefits
	generator	in the local noise climate.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		A small part of the site was formerly used as
		a yard and may have contaminated land.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		<u> </u>
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as

	nature		greenspace. No or negligible impacts
	conservation		greenepass. He of Heghgible impasts
	interest, and		
	geodiversity?		
	•		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Assumptions for a neutral impact are that
	•		
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
			any protected frees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		AMPER N
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	i i i i dotti dottaro i		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCADE	TOWNSCAPE AND C	III TIIDAI LII	
-		OLI UKAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			loss of significant green backdrop.
Townscape	Will it maintain and		RED = Significant negative impact on
r -	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
1	I divoloity and		magadon mododios possible.
	,		
	distinctiveness of		Significant Negative Impact /Development
	distinctiveness of townscape		Significant Negative Impact (Development
	distinctiveness of		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of

Green Belt	appropriate design and scale of development? What effect would	mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop. GREEN = No impact or Minor positive
Green ben	the development of this site have on Green Belt purposes?	impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact (Development
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - site is within the Conservation Area, adjacent and close to several Grade II Listed Buildings along High Street, including where highway access will be provided. Loss of green backdrop will have a significant impact on their setting.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.3km ACF from centre of the site to
i aciiiies	sports facilities:	Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	1,269m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact

Dietonas	How for in the aire	D _ > 000m
Distance: District or	How far is the site	R = >800m
Local Centre	from the nearest District or Local	814m from nearest centre ACF (Cottenham,
Local Certife	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre		K = >000111
Centre	from edge of	
	defined Cambridge	
Diotomosi CD	City Centre? How far is the	A 400 000m
Distance: GP		A = 400 - 800m
Service	nearest health	705 405 (
	centre or GP	735m ACF from centre of site to Cottenham
IZ a valo a a a l	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large area of backland development within
		an area characterised by linear
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
11 3	•	
	shopping	vitality and viability of existing centres
	shopping hierarchy,	, , ,
	shopping hierarchy, supporting the	Development would have no effect on
	shopping hierarchy,	, , ,

	town district and	which include retail, offices, or leisure uses.
	town, district and local centres?	willon include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.8km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
Employment -	Would	Vision Park) A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Land	in the loss of	allocation in the area (< 50%).
	employment land,	ans and (1 00 /c).
	or deliver new	Assumption that the yard is in use for
	employment land?	business use, which would mean that
		development would have a minor negative
		effect on employment opportunities, as a
		result of the loss of existing employment land.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications infrastructure and	Electricity is likely to require reinforcement.
	broadband?	There is insufficient spare mains water capacity within the distribution zone to
	broadbaria:	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
Education	Is there sufficient	mitigation. RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		Ü
		School capacity not sufficient, but
		significant issues can be adequately
		addressed. Insufficient primary and
Distance:	How far is the	secondary school capacity. R = >800m
Primary	nearest primary	17 - >000111
School	school?	1,188m ACF from centre of site to
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	4.01 4.05 () () ()
School	school?	1.3km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.0 1100100	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

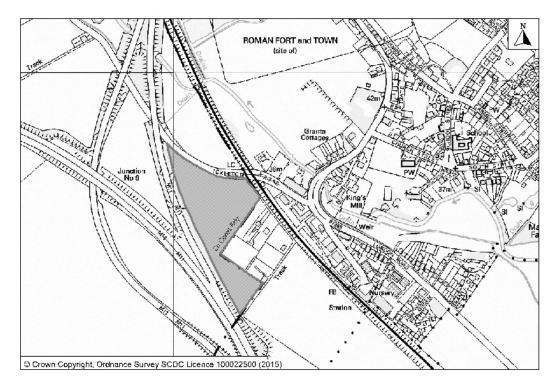
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour criteria below.	A = Within 800m (3)
stop / rail		A = Within 600m (3)
station		258m to nearest bus stop ACF (Cottenham,
otation		Pastures)
		1 dotaloo)
		785m to nearest bus stop ACF (Cottenham,
		Lambs Lane)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Less than hourly (106 Service)
		20 minute service (Citi 8)
Public		A = 31 to 40 minutes (3)
transport		44 FO Minutes (Cattanham Inst Ctuant to
journey time to		41-50 Minutes (Cottenham, Ivatt Street to
City Centre		Ely, Market Street)
		36 Minutes (Cottenham, Lambs Lane to
		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		o oun to roun (1)
Centre		9.81km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,526m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	[,
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. 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.
Non-Car Facilities	Will it make the transport network safer for public	GREEN = Significant improvements to public transport, cycling, walking facilities
	transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

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

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

Мар:



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

Current use(s): Agricultural

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

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

Potential residential capacity: 88 dwellings (30 dph)

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

		aita hut all Orad - O
	versatile agricultural land?	site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	A large part of the site is within an area
	16361763 :	designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		i inipaoti
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	, ,
	impact/worsening	Site lies near source of air pollution with
	of air quality?	minor negative impacts incapable of
		mitigation. Site lies adjacent to the M11 /
		A11 and mainline railway.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	20m ACF from edge of site to M11.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	T
	problems if the site	The site is subject to traffic and railway
	is developed, as a	noise. Significant levels of ambient / diffuse
	receptor or	traffic noise dominant the environment both
	generator	during the day and night. This site requires
	(including	full noise and air quality assessments
	compatibility with neighbouring	including consideration of any noise attenuation measures such as noise
	uses)?	barriers / berms.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination.
	the site?	area with a history of contamination.
	tile site:	Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	ľ
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	

	T	T	
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		2
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
0	site or immediately		any protected trees
	adjacent protected		any protested aloss
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		11 1 3
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
'	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (Development

	1	
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - the site does not relate well to
	and scale of	Great Chesterford, separated from the built-
	development?	up area by the mainline railway line on an
	a o voi o pinione.	embankment.
Green Belt	What effect would	GREEN = No impact or Minor positive
Oreen beit		· · · · · · · · · · · · · · · · · · ·
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	,
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HIIMAN HEAL	│ ΓH AND WELL BEING	carriot be appropriately addressed.
	Will it increase the	GREEN = Assumes minimum on-site
Open Space		
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities		0.7km ACF from centre of the site to Great
	sports facilities?	
		Chesterford Recreation Ground.
Distance: Play	sports facilities? How far is the	
Distance: Play Facilities		Chesterford Recreation Ground.
	How far is the	Chesterford Recreation Ground.
	How far is the nearest play space for children and	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great
Facilities	How far is the nearest play space for children and teenagers?	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground.
Facilities Gypsy &	How far is the nearest play space for children and teenagers? Will it provide for	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great
Facilities	How far is the nearest play space for children and teenagers? Will it provide for the	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground. AMBER = No Impact
Facilities Gypsy &	How far is the nearest play space for children and teenagers? Will it provide for the accommodation	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground.
Facilities Gypsy &	How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground. AMBER = No Impact
Facilities Gypsy &	How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground. AMBER = No Impact
Facilities Gypsy &	How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies	Chesterford Recreation Ground. AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground. AMBER = No Impact

		T
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,381m to Ickleton, Abbey Street)
		Within 800m of Great Chesterford Centre
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 800m
Service	nearest health	
	centre or GP	633m ACF from centre of site to The Gold
	service?	Street Surgery – Great Chesterford Branch.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	p = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 =
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	coparated by from recidential fama deep
	communities?	The site does not relate well to Great
	Communico:	Chesterford, separated from the built-up
		area by the mainline railway line on an
		embankment.
ECONOMY	1	- Contraction Cont
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Janibriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	watapic Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN - No offset or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	

supporting the viality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Centre? Employment - Accessibility Employment - Land Employment - Land Employment - Land Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Development wild live or vaibility or existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. local the indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. location is for employment establish in earest secondary school? EMDITION TO (Babraham Research Campus & Wellcome Trust Genome Campus) G = No loss of employment land / allocation is for employment development in help of employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated school capacity not sufficient, but significant issues can be appropriately mitigated constraints can be appropriately mitigated school appropriat
Distance: Primary School stances and indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. Indicator is likely to service and intrestructure and broadband? Education Capacity Ca
town, district and local centres? Employment - How far is the nearest main employment centre? Employment - Accessibility Employment - Cambus & Wellcome Trust Genome Campus & Mellcome Trust Genome Campus & Wellcome Trust Genome Campus & Wellcome Trust Genome Campus & Wellcome Trust Genome Campus & RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
Ical centres?
Employment - Accessibility
Accessibility nearest main employment centre? 6.3km ACF from centre of site to South Campus & Wellcome Trust Genome Campus)
employment centre? Employment - Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus) Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure and broadband? Education Capacity Education Capacity Distance: How far is the Primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School What type of cycle routes are accessible near to the site? Wall it improve the level of investment in key community services and infrastructure and broadband? AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation AMBER = Significant upgrades likely to be required, but constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be adequately addressed. A = 400 - 800m FRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Centre? Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land Employ - Land Employment - Land Employ
Employment - Land
Employment - Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity education capacity? Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School? Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School? Distance: Secondary School? Distance: Primary School Distance: Primary School Distance: Secondary School Distance: Secondary School? Distance: Secondary School School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School? Distance: Secondary School School? Distance: Secondary School School School School. Poor quality off road path. RED = Service does not meet the
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in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Secondary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School Distance
employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: How far is the nearest primary school? Distance: Primary School Distance: School School Distance: Primary School Distance: Primary School Distance: School School Distance: Primary School Regularia: AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Sewerage systems will need reinforcement to ito increase capacity. AMBER = School capacity not sufficient, constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement on ito constraints can be addressed.
Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School Distance: R = Greater than 3km School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, constraints capable of appropriate mitigation School capacity. School capacity not sufficient, constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. School capacity. School capacity not suffici
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Bistance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Secondary School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High AMBER = Significant upgrades mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. Aaddressed. AadBER = Significant upgrades and sewerage systems will need reinforcement to increase capacity. AMBER = School constraints can be addressed. A = 400 - 800m A =
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education
in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: Postbool Distance: Primary School Republic interprited interprivements Republic interprivements Republic interprivements Republic interprivements Republic interprivements Addressed A = 400 - 800m A = 400 -
services and infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Distance: How far is the nearest primary School Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: How far is the nearest secondary School School? Distance: ReD = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
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including communications infrastructure and broadband? Education
communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: How far is the nearest primary School Distance: Primary School School Distance: Primary School School Distance: Primary School School Distance: Primary School School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
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Education Capacity Is there sufficient education capacity? School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Red = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
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Capacity education capacity? School capacity not sufficient, but significant issues can be adequately addressed. Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HOPT Is there High Constraints can be appropriately mitigated capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m FR = Greater than 3km S.8km ACF from centre of site to Saffron Walden County High School. FRED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Capacity? School capacity not sufficient, but significant issues can be adequately addressed. Distance: How far is the nearest primary school school? Distance: How far is the nearest secondary school school? Distance: How far is the nearest secondary school school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HOPT Is there High School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m A = 400 - 80m A = 400 -
School capacity not sufficient, but significant issues can be adequately addressed. Distance: How far is the nearest primary school school? Distance: How far is the chesterford Primary Academy. Distance: How far is the nearest secondary school school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m
Distance: How far is the Primary nearest primary School school? Distance: How far is the Primary nearest primary school school? Distance: How far is the Secondary School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HOW far is the Nearest secondary school? R = Greater than 3km Secondary School school? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
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Primary School School? School? School? School? Distance: Secondary School Scho
School school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT School school? School school? School school? G53m ACF from centre of site to Great Chesterford Primary Academy. R = Greater than 3km School school? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Distance: Secondary School School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Chesterford Primary Academy. R = Greater than 3km S.8km ACF from centre of site to Saffron Walden County High School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Distance: How far is the nearest secondary School school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High R = Greater than 3km R = Greater than 3km Stream ACF from centre of site to Saffron Walden County High School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. R = Greater than 3km R = Greater than 3km RED = Service does not meet the
Secondary School School? School. School. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
School school? 5.8km ACF from centre of site to Saffron Walden County High School. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT School? 5.8km ACF from centre of site to Saffron Walden County High School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Walden County High School. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Cycle Routes What type of cycle routes are accessible near to the site? HQPT What type of cycle routes are less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
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accessible near to the site? traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
the site? high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
facilities/school. Poor quality off road path. HQPT Is there High RED = Service does not meet the
HQPT Is there High RED = Service does not meet the
S S S S S S S S S S S S S S S S S S S
I Quality Public requirements of a high quality public
Transport (at edge transport (HQPT)
of site)?
Sustainable Scoring GREEN = Score 15-19 from 4 criteria below
Transport mechanism has
Score (SCDC) been developed to Total Score of 18.
consider access to
and quality of

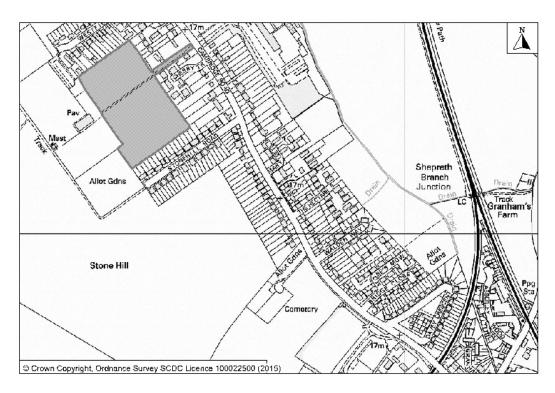
	public transport, and cycling. Scores	
	determined by the four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		221m to nearest bus stop ACF (Great Chesterford, Station Turn)
Frequency of Public		R = Hourly service (2)
Transport		Hourly Service (Citi 7)
Public transport		GG =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

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

Consultation Reference numbers: 18 (I&O 2012)

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

Map:



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

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

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

Proposed use(s): 150 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha

Potential residential capacity: 89 dwellings (30 dph)

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

	Ta a a a a a	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
, ,	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	near to an AQMA,	A14
	the M11 or the	AIT.
	A14?	ODEM ACE from adds of sits to M11
	A14?	995m ACF from edge of site to M11.
Dollution	Are there petarial	AMPED Advorse imports as ablact
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	training and competitive matches and
	generator	entertainment events and artificial lighting at
	(including	the adjacent Shelford Rugby Club.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	,	1 Castaniasio Staniago Cyclonio (Casto).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Siles	1 -	
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	

	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ANADED And advance inspect on protected
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately adjacent protected		trees capable of appropriate mitigation
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders in the private residential gardens
	(TPO)?		along the boundaries of the site, which will
	(11 0):		not be directly affected by development of
			this site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor pogative impact (development
			Minor negative impact (development conflicts with landscape character, minor
	landscape character?		negative impacts incapable of mitigation) -
	onaraolor:		development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
I' -	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.

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

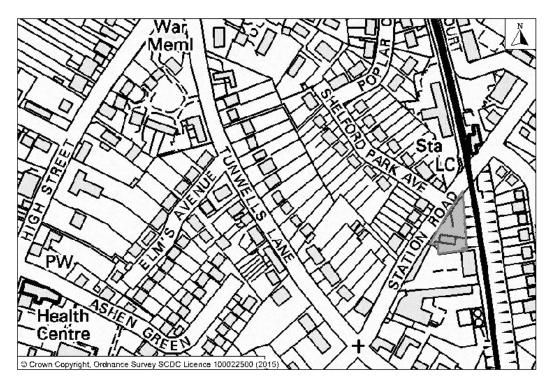
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	K =>000III
OCIVICC	centre or GP	1,486m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i admitios	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	, , , , , , , , , , , , , , , , , , ,
	with existing	Distant from village centre.
	communities?	C C C C C C C C C C C C C C C C C C C
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	•

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

	1	7
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6) 268m ACF from the centre of the site to the
Frequency of Public Transport		nearest bus stop. G = 20 minute frequency (4)
Public transport		A = 31 to 40 minutes (3) 33 Minutes from Great Shelford to
journey time to City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.17km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 1,522m ACF from centre of the site to Great
Access	station? Will it provide safe access to the highway network, where there is available capacity?	Shelford Station. AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. The promoter has advised that the existing access to the site would be upgraded as part of any development proposal.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

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

Мар:



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

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

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

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

Site size (ha): South Cambridgeshire: 0.12 ha

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

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

	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Minerals		
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	CDEEN Minimal and imposit and used
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	CDEEN - > 1 000m of on ACMA M444
AQIVIA		GREEN = >1,000m of an AQMA, M11, or A14
	near to an AQMA,	A14
	the M11 or the	
Dallaria.	A14?	ANADED Advance in a set of a second to a f
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	.
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some possible noise and vibration
	receptor or	from adjacent railway line which should be
	generator	possible to mitigate. Also potential noise
	(including	from neighbouring office buildings that
	compatibility with	would require investigation and may require
	neighbouring	offsite mitigation.
	uses)?	
		AMPED OF THE STATE OF
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		The site has previously been subject to a
		preliminary contamination assessment and
		would require further site investigation.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (SuDS).
BIODIVERSITY			· · · · · · · · · · · · · · · · · · ·
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 1	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or
	•		Neutral impact (generally compatible, or capable of being made compatible with landscape character). Assumptions for

		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
·	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	improvemente)
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	, , , , , , , , , , , , , , , , , , , ,
		neutral impact include that appropriate
	development?	design and mitigation measures would be
		achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	, y
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible). Some
	(including	impact on the setting of the Conservation
	conservation	Area. Archaeological potential will require
	areas, listed	further information but the assumption for a
	buildings,	neutral impact is that it is likely appropriate
	registered parks	mitigation can be achieved through the
	and gardens and	development process.
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
	nood nort	Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HIIMAN HEALT	TH AND WELL BEING	carmot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space		
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
D : .	space?	ODEEN 41 11 11
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to Great
		Shelford Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	431m ACF from centre of the site to Great
I		

	teenagers?	Shelford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER - No Impact
Travellel	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	426m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1 = >000111
Centre	defined Cambridge	
	_	
	City Centre?	
D: ())	11 ()	0 400
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	388m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	Development would result in the loss of
	facilities including	existing facilities, minor negative impact.
	health, education	The site has planning permission for
		residential development, the pub has been
	and leisure (shops,	
	post offices, pubs	closed since 2009 and there are other local
	etc?)	pubs.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
Communica	_	ordate a new community.
	with existing	
FOOLION	communities?	
ECONOMY	l	AMPED N. C. W. C.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	162011 III	

	1	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- · · · · · · · · · · · · · · · · · · ·	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and Videlity of existing control
	supporting the	Dovolonment would have no effect on
		Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	•
		vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
		which include retail, offices, or leisure uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	Di Gadaaria i	within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
		·
Capacity	education	constraints can be appropriately mitigated
	capacity?	Oakaalaanaaitaaataa#iaiaatakatainni#iaaat
		School capacity not sufficient, but significant
		issues can be adequately addressed.
D: 1		A 400 000
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	721m ACF from centre of site to Great &
		Little Shelford Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	แเดงแด่:	mgn cycle accident rate to access local

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

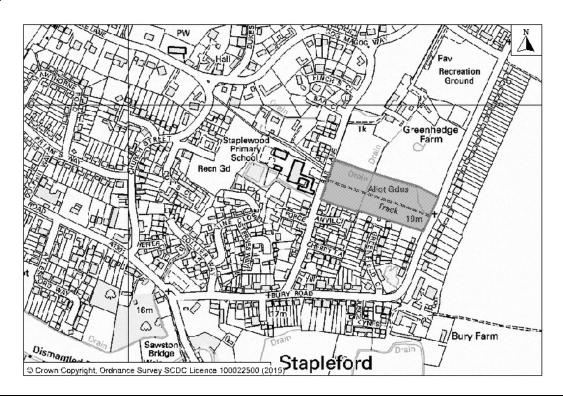
transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement
	to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Rural Centre
01. () 00.000	

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

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

Map:



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

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

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

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

Current use(s): Allotments

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

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

Potential residential capacity: 52 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously		
	developed		
A 1 1. 1	land?		00-511 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Agricultural	Would		GREEN = Neutral. Development would not
Land	development lead		affect grade 1 and 2 land.
	to the loss of the		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	•		
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
Poliution	-		
	Odour, light noise		full mitigation
	and vibration		
	problems if the site		
	is developed, as a		
	receptor or		
	generator		
	(including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		GREEN = Site not within or adjacent to an
	contamination on		area with a history of contamination
	the site?		
			The site is used as allotments so may have
			contaminated land. Potential for minor
			benefits through remediation of minor
			contamination
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		
	of the water		Development unlikely to affect water quality.
	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will achieved through the
			development process. e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Oilos	Throreored shedies		to acognated for flature conservation of

	T		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		·
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		deline tod diredgit are development process.
	Plan targets, and		
	maintain		
	connectivity		
	•		
	between green infrastructure)?		
TPO	Are there trees on		AMRED - Any adverse impact on protected
150			AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		NAPOLE OF THE STATE OF THE STAT
	by a Tree		Within the northern boundary hedgerow are
	Preservation Order		a group of trees, which have a TPO on
	(TPO)?		them. They consist of 2 ash and 1 field
			maple. Since they are on the edge of the
			site they could be protected if the site were
			to be developed.
Groon	Will it improve		•
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (cuisting facture and in a
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			the site is an important area of open green
			space used for allotments that reflects the
			rural character of the village and its
i	L		Tarian article of the rinage arta no

			separate farmsteads.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). 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.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and		GREEN = <400m 219m ACF from centre of the site to

	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,395m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
		There is a smaller and more limited cluster
		of services and facilities in Stapleford closer
Diotopool City	How for in the site	to the site (~500m). R =>800m
Distance: City Centre	How far is the site	K =>0UUII
Centre	from edge of defined Cambridge	
	City Centre?	
	Oity Ochtro:	
Distance: GP	How far is the	R = >800m
Service	nearest health	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
	centre or GP	1,397m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	RED = Development would result in loss of
Facilities	quality and range	an existing facilities, major negative impact.
	of key local	
	services and	Development would result in loss of existing
	facilities including	facilities, major negative impact. Loss of
	health, education	well used allotments. May be possible to
	and leisure (shops,	mitigate if replacement site found.
	post offices, pubs	
Community	etc?)	CDEEN Development would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
Facilities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Poolisio
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	T	Lange and the second se
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

		1
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
3	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
		NED = >3KIII
Accessibility	nearest main	2 Olymp ACE from control of cita to Comphyidae
	employment	3.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately intigated
	oupacity:	School capacity not sufficient, but significant
		issues can be adequately addressed
		• • •
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	178m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
_	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -

		facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station		G = Within 600m (4) 154m ACF from the centre of the site to nearest bus stop (31 service). 500m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport		G = 20 minute frequency (4) 31 service - 4 buses a day. Citi 7 - 20 minute service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 bus service takes 19 minutes from Shelford to Cambridge. Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.14km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 1,119m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from

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

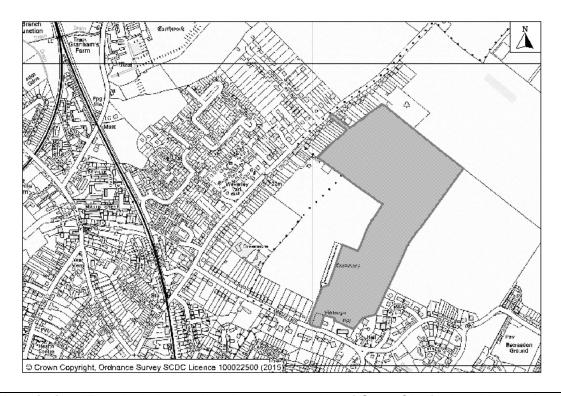
Site Information	
Development Sequence	Rural Centre
0'4 () 00 044	

Site reference number(s): SC 041

Consultation Reference numbers:

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

Мар:



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

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

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

Proposed use(s): 676 dwellings with allotments

Site size (ha): South Cambridgeshire: 16.93 ha

Potential residential capacity: 254 dwellings (30 dph)

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

	versatile	site including Grade 2.
	agricultural land?	one morading Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	Davidage and accept to a sign well to
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
		mitigation. The site is of a significant size and there is a potential for an increase in
		traffic and static emissions that could affect
		local air quality.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including compatibility with	movements but dependent on location of site entrance - Mingle Lane / Station Road.
	neighbouring	Site entrance - Miligie Lane / Station Road.
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY	<u> </u>	Custamable Diamage Systems (Subs).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		·····g·····
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		define ved till odgif the development process.
	Plan targets, and		
	•		
	maintain		
	connectivity		
	between green		
	infrastructure)?		111777
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE T	TOWNSCAPE AND C	III TIIDAL HI	
Landscape	Will it maintain and	OLI OKAL III	RED = Significant negative impact on
Landscape	enhance the		landscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
			Significant Negative Impact (dayslanmant
	landscape		Significant Negative Impact (development
	character?		conflicts with landscape character,
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in further encroachment of the built
			area into the strongly rolling chalk hills rising
			from the village edge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.

	and scale of		
0 5 1	development?		DED 0: '': 1 0
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		
	Green Belt		
11. %	purposes?		DED ON A CONTROL OF
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or cultural interest		mitigation
			Significant negative impact on historia
	(including conservation		Significant negative impact on historic assets (incapable of satisfactory mitigation)
	areas, listed		- the site is part of the settings of listed
	buildings,		buildings and the Great Shelford
	registered parks		Conservation Area. Archaeological potential
	and gardens and		will require further information but it is likely
	scheduled		appropriate mitigation can be achieved
	monuments)?		through the development process.
CLIMATE CHA	,		through the development process.
Renewables	Will it support the		AMBER = Standard requirements for
Ttoriowabioo	use of renewable		renewables would apply
	energy resources?		Tonowabios would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1 lood 1 tiolt	flood risk?		OKEEN - Flood Zollo 1 / low hok
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Assume onside provision as site of over 200
			dwellings, which would be required to
			deliver on site facilities to meet policy.
			0.6km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			500m ACE from control of the city to
			528m ACF from centre of the site to
O 0	1A/:II :4		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		

	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,286m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochilo	defined Cambridge	
	City Centre?	
	Oity Ochile:	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,247m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Allotments
	health, education	are proposed as part of the development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	P 000.13.13
	don vinco i	No facilities lost, and no new facilities
		•
1		i brobosed directiv as a result of the
		proposed directly as a result of the development
Integration	How well would the	development.
Integration	How well would the	development. RED = Limited scope for integration with
with Existing	development on	development. RED = Limited scope for integration with existing communities / isolated and/or
	development on the site integrate	development. RED = Limited scope for integration with
with Existing	development on the site integrate with existing	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
with Existing	development on the site integrate	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other
with Existing	development on the site integrate with existing	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the
with Existing	development on the site integrate with existing	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also
with Existing Communities	development on the site integrate with existing	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the
with Existing Communities ECONOMY	development on the site integrate with existing communities?	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed.
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities?	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40%
with Existing Communities ECONOMY	development on the site integrate with existing communities? Does it address pockets of income	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site which wraps around two other sites, leaving an undeveloped area in the middle unless sites 212 and 207 are also developed. AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

	donning days and a st	<u> </u>
	deprived wards of Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
		Development would have no offect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AIVIDEN = 1-3KIII
Accessibility	employment	2.5km ACF form centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of premises.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	mugation
	infrastructure,	Major utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	reinforcement of the gas network. There is
	broadband?	insufficient spare mains water capacity
	broadbaria:	within the distribution zone to supply the
		number of proposed properties which could
		arise if all the SHLAA sites within the zone
		were to be developed. Development of this
		site is likely to require local and upstream
		reinforcement of the electricity network. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	concurating can be appropriately imagates
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 700 - 000III
School	school?	639m ACF from centre of site to Stapleford
3011001	3011001:	Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A - 1 10 0 MII
School	school?	2.8km ACF from centre of site to Sawston
3011001	3011001:	Village College.
TRANSPORT	<u> </u>	vinago Odnogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	uno ono:	ringir oyolo addiadrit rate to addess local

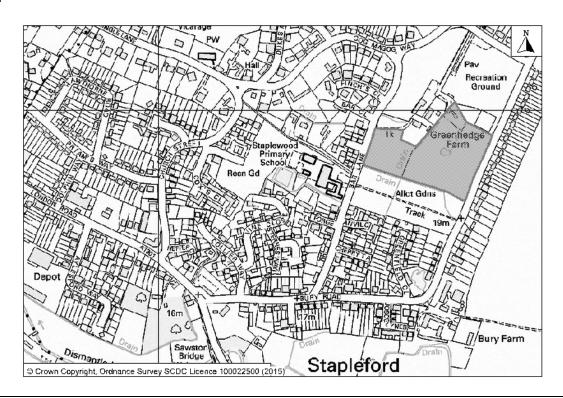
		facilities/school. Poor quality off road path.
Is there High		AMBER = service meets requirements of
		high quality public transport in most but not
		all instances
. ` `		
,		AMBER = Score 10-14 from 4 criteria below
		7 III DEIX COOLS TO TELLOIN FORMANDOIS
		Total score of 13
-		. 6.6
		R = Within 1,000m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

	to public transport, walking or cycling
	facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC 139	
Concultation Poterance numbers:	

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

Мар:



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

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

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

Current use(s): Paddocks

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

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

Potential residential capacity: 63 dwellings (30 dph)

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

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

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

	scheduled monuments)?		buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
CLIMATE CHA	NCE		achieved through the development process.
Renewables	Will it support the		AMBER = Standard requirements for
Kenewabies	use of renewable energy resources?		renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING)	
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?		Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space for children and teenagers?		127m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		·
Distance:	How far is the site		R = >800m
District or Local Centre	from the nearest District or Local centre?		1,430m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP	How far is the		R =>800m
Service	nearest health centre or GP service?		1,427m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).
. 40100	I guanty and range		candidatory mingunom proposody.

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

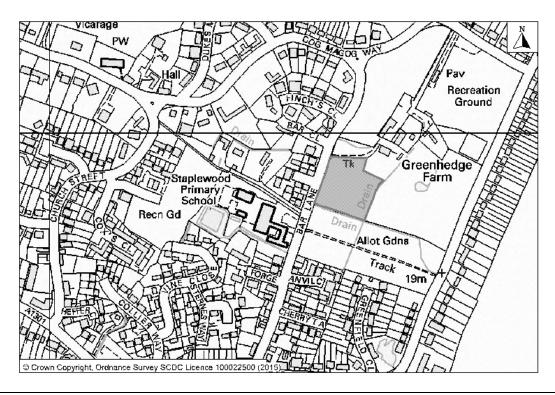
	services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School Distance: Secondary	How far is the nearest primary school? How far is the nearest secondary	G = <400m 212m ACF from centre of site to Stapleford Primary School. A = 1 to 3 km
School	school?	2.2km ACF from centre of site to Sawston Village College.
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station		G = Within 600m (4) 106m ACF from the centre of the site to nearest bus stop (31 service). 569m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport		G = 20 minute frequency (4) 31 service - Less than hourly service. Citi 7 - 20 minute service.

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

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

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

Мар:



Site description:

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

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

Current use(s): Paddock

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

Site size (ha): South Cambridgeshire: 0.72 ha

Potential residential capacity: 15 dwellings (30 dph)

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

Land	development lead		affect grade 1 and 2 land.
Land	to the loss of the		and grade i and z land.
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION		•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
/ (QIVI/ (near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		GREEN = No adverse effects or capable of
	Odour, light noise		full mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses.
	receptor or		
	generator		
	(including		
	compatibility with neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			The site is in agricultural / farm use so may
			have contaminated land. Potential for minor
			benefits through remediation of minor
Mator	Will it protect and		contamination.
Water	Will it protect and where possible		GREEN = No impact / Capable of full mitigation
	enhance the quality		Imagadon
	of the water		Development unlikely to affect water quality.
	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will achieved through the
			development process. e.g. as part of
			Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or

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

		d 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
		the rural character of this part of the village.
-	AACH 'C ' C ' I	The site is enclosed farmland.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	Paddock bring a very distinct rural character
	appropriate design	into this part of Stapleford bringing an
	and scale of	intrusion of countryside into the urban form
	development?	of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	' '
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacto capable of appropriate imagation
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
		Listed buildings in Bar Lane and its
	areas, listed	
	buildings,	development would result in loss of
	registered parks	openness and functional rural setting.
	and gardens and	Some adverse impact on setting of listed
	scheduled	buildings. Archaeological potential will
	monuments)?	require further information but the
		assumption for a neutral impact is that it is
		likely appropriate mitigation can be
		achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
	-150.00	appropriate mitigation). Promoter willing to
		release land for some additional open
		space. This land is currently allocated for
		recreational use in Site Specific Polices
		DPD.
Dietanos:	How far is the	
Distance:	I ITOW IAI IS LITE	GREEN = <1km or onsite provision

Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	- O. (100)
1 dominos	for children and	183m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 and 21 confidence
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,352m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,349m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	No facilities lost, and no new facilities
Community Facilities	Will it encourage and enable	proposed directly as a result of the
i aciiilicə	engagement in	development.
	community	
	activities?	
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
30	with existing	Separated by Herri recidential latia acco
	communities?	Site does not relate well with the built area
		unless developed in conjunction with
		adjoining site 033 to the south.
ECONOMY	•	, ,
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	1	1 4 10 1 5 1 10 5040
	deprivation particularly in	Multiple Deprivation 2010.

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

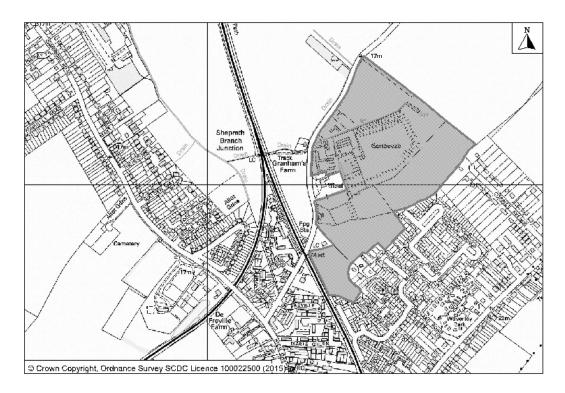
	the site?	high cycle accident rate to access local
	the site:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances.
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 15.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		0 = Within 600m (4)
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).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - Less than hourly service.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		71 = 01 to 10 minutes (6)
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Ü
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		7.07 has A.O.F. france the acceptance of the acity to
Centre		7.07km ACF from the centre of the site to
Distance:	How far is the site	Cambridge Market. R = >800m
Railway	from an existing or	IX - 2000III
Station	proposed train	1,049m ACF from centre of the site to Great
3.4.3.1	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on

facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC145	
Consultation Reference numbers:	

Site name/address: Land at Granhams Farm, Great Shelford

Мар:



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

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

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

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

Proposed use(s): Up to 100 dwellings

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

Potential residential capacity: 263 dwellings (30 dph)

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

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

Landscape	Will it maintain and	RED = Significant negative impact on			
	enhance the	landscape character, no satisfactory			
	diversity and	mitigation measures possible.			
	distinctiveness of	G: 10 1 1 1 1 1			
	landscape	Significant negative impact (development			
	character?	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.			
Townsoons	Will it maintain and	RED = Significant negative impact on			
Townscape	enhance the	townscape character, no satisfactory			
	diversity and	mitigation measures possible.			
	distinctiveness of	mitigation measures possible.			
	townscape	Significant negative impact (development			
	character, including	conflicts with townscape character,			
	through	significant negative impacts incapable of			
	appropriate design	mitigation) - development of this site would			
	and scale of	change the rural character of this area of			
	development?	village and would harm the settings of the			
	·	listed buildings.			
Green Belt	What effect would	RED = Significant negative impact on			
	the development of	Greenbelt purposes			
	this site have on				
	Green Belt				
	purposes?				
Heritage	Will it protect or	RED = Site contains, is adjacent to, or			
	enhance sites,	within the setting of such sites, buildings			
	features or areas of	and features, with potential for significant			
	historical,	negative impacts incapable of appropriate			
	archaeological, or cultural interest	mitigation			
	(including	Significant negative impact on historic			
	conservation	assets (incapable of satisfactory mitigation)			
	areas, listed	- development of the site is likely to have a			
	buildings,	significant adverse impact on the settings of			
	registered parks	the listed buildings and the earthwork			
	and gardens and	remains of a medieval moat and enclosures.			
	scheduled				
	monuments)?				
CLIMATE CHANGE					
Renewables	Will it support the	AMBER = Standard requirements for			
	use of renewable	renewables would apply			
	energy resources?	000000			
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk			
		Flood Zono 4 and no designed increase that			
		Flood Zone 1 and no drainage issues that			
	│ TH AND WELL BEING	cannot be appropriately addressed.			
Open Space	Will it increase the	GREEN = Assumes minimum on-site			
Open Space	quantity and quality	provision to adopted plan standards is			
	Against and Adams	provision to adopted plan standards is			

	1	
	of publically	provided onsite.
	accessible open	
Dietones	space? How far is the	CDEEN Also or engite provision
Distance:		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor	Assume enside provision as site of over 200
racilliles	sports facilities?	Assume onside provision as site of over 200
		dwellings, which would be required to deliver on site facilities to meet policy.
		deliver on site facilities to meet policy.
		1.3km ACF from centre of the site to Collier
		Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	SKEEK - Closin
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
	a a a a a a a a a a a a a a a a a a a	deliver on site facilities to meet policy.
		, ,
		1,246m ACF from centre of the site to
		Recreation Ground, Great Shelford.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: /	Showpeople?	B 000
Distance:	How far is the site	R = >800m
District or	from the nearest	4.400m ACE to We allered a Large which is
Local Centre	District or Local centre?	1,169m ACF to Woollards Lane which is
	Centre?	surrounded by a large number of services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,094m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?) Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aomitica	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
L		,

		proposed directly as a result of the
		proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	With existing communities
Communics	with existing	
	communities?	
ECONOMY	Communics:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(00	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
Francis in the section	local centres?	AMPED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	1 Okm ACE from control of cita to Combridge
	employment centre?	1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment	Would	A = Some loss of employment land and job
Employment - Land	development result	opportunities mitigated by alternative
Lanu	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
	omploymont land.	result of the loss of existing employment
		land.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.

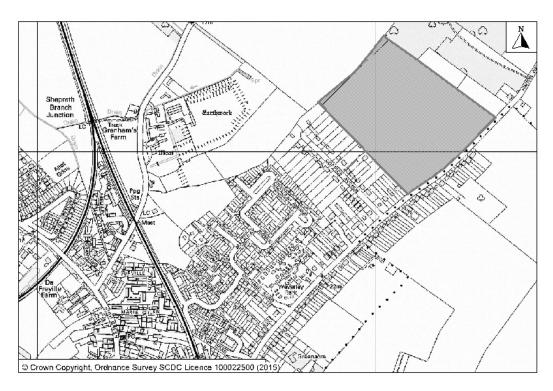
F 1 (*)	1 1 10 10 1		ANADED O L L '' ' "' '
Education	Is there sufficient		AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
	capacity?		
			School capacity not sufficient, but significant
			issues can be adequately addressed.
Distance:	How far is the		R = >800m
Primary	nearest primary		
School	school?		1,356m ACF from centre of site to Great &
Oction	30110011		Little Shelford Primary School.
Distance:	How far is the		R = Greater than 3km
Secondary	nearest secondary		N - Greater triair Skill
School	school?		3.6km ACF from centre of site to Sawston
SCHOOL	SCHOOL?		
			Village College.
TRANSPORT	T	ı	
Cycle Routes	What type of cycle		GREEN = Quiet residential street speed
	routes are		below 30mph, cycle lane with 1.5m
	accessible near to		minimum width, high quality off-road path
	the site?		e.g. cycleway adjacent to guided busway.
			There is an off-road shared use foot / cycle
			path alongside the railway line.
HQPT	Is there High		AMBER = service meets requirements of
	Quality Public		high quality public transport in most but not
	Transport (at edge		all instances
	of site)?		
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
	mechanism has		GREEN = Score 15-19 Horri 4 Citteria below
Transport			Total score of 16-17
Score (SCDC)	been developed to		Total Score of 16-17
	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Distance: bus			A = Within 800m (3)
stop / rail			
station			656m ACF from the centre of the site to
			nearest bus stop.
			'
			778m ACF from the centre of the site to
			train station.
Frequency of			G = 20 minute frequency (4)
Public			0 – 20 minute nequency (4)
			Bus has a 20 minute service.
Transport			Dus Has a 20 Hillille Service.
			Troin has an 20 minute to be contracted.
D. L.E.			Train has an 30 minute to hourly service.
Public			GG = 20 minutes or less (6)
transport			
journey time to			Bus service takes 33 minutes from Great
City Centre			Shelford to Cambridge.
			Train service takes 5-11 minutes from Great
			Shelford to Cambridge.
Distance for			G = 5km to 10km (4)
cycling to City			
John 19 to Oity	İ		

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

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

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

Map:



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

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

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

Proposed use(s): Up to 150 dwellings

Site size (ha): South Cambridgeshire: 12.16 ha

Potential residential capacity: 182 dwellings (30 dph)

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

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

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

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

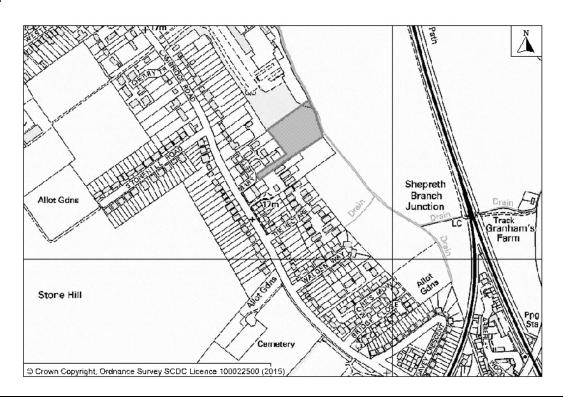
Diotomoni	I low for in the nite	D . 000m
Distance:	How far is the site	R = >800m
District or Local Centre	from the nearest District or Local	1 511m ACE to Woollards Lang Stanlaford
Local Certife	centre?	1,511m ACF to Woollards Lane, Stapleford which is surrounded by a large number of
	Centre	services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = >000111
Centre	from edge of defined Cambridge	
	City Centre?	
	Oity Certife:	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000111
COLVIDO	centre or GP	1,448m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	cationation y management proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	D 1/2	AMPED National Process of 1994
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of Cambridge?	
Shopping	Will it protect the	GPEN - No offect or would support the
Shopping	shopping	GREEN = No effect or would support the vitality and viability of existing centres
	hierarchy,	Trianty and viability of existing certiles
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	vitality and viability	vitality of viability of chisting certifes. The

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

	1	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		71 = 111mm 333m (3)
station		194m ACF from the centre of the site to
Station		nearest bus stop.
		nearest bus stop.
		770m ACE from the centre of the cite to
		778m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		Ŭ
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.77km ACF from the centre of the site to
Ochic		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway		K = 2000111
Station	from an existing or	1 025m ACE from control of the cite to Croat
Station	proposed train	1,035m ACF from centre of the site to Great
_	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	, 5 222	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
		เลบแนซอ.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC149	
Consultation Reference numbers:	

Мар:



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

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

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

Site name/address: Land at Marfleet Close, Great Shelford

Proposed use(s): Approximately 20 dwellings

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

Potential residential capacity: 17 dwellings (30 dph)

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

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

	1 -		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	_		Tilligation
	enhance		Assumed the form of the t
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Loss of grassland habitat which may
	Plan targets, and		provide foraging habitat for species
	maintain		including bats and badgers.
	connectivity		and an analysis
	between green		
	infrastructure)?		
TDO	,		CDEEN. Cito do so not contain an adiair
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		3
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illinastractare:		that appropriate design and mitigation
			measures would be achieved through the
LANDOGADE	TOWNOOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village and the
			separation between Cambridge and Great
T	VACIDATE CONTRACTOR INC.		Shelford.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant Negative Impact (development
	character, including		conflicts with townscape character,
	through		significant negative impacts incapable of
			' '

	1		
	appropriate design		mitigation) - development of this site would
	and scale of		change the linear character of this area of
	development?		village.
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		• •
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
lge	enhance sites.		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		To the impact to the cotting
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including conservation		Archaeological potential will require further
			information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA		1	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.6km ACF from centre of the site to
	'		Stapleford Recreation Ground.
Distance: Play	How far is the		RED =>800m
Facilities	nearest play space		
	for children and		1,474m ACF from centre of the site to
	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		AWDER = No Impact
Travolloi	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
Dietoras	Showpeople?		D > 900m
Distance:	How far is the site		R = >800m
District or	from the nearest		4.050m AOC to Manifestal Laws with L.
Local Centre	District or Local		1,353m ACF to Woollards Lane which is

		and the state of t
	centre?	surrounded by a large number of services and facilities
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = 2000
Jenne	defined Cambridge	
	City Centre?	
	Jily John C.	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,281m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	Nie feellige laat oord oo oo oo feellige
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY	communities:	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
' ' '	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Thanky and viability of chisting control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	

Employment -	How far is the	AMBER = 1-3kmCambridge 013D
Accessibility	nearest main	(Addenbrooke's site)
Accessibility	employment	(Addenbiooke 3 Site)
	centre?	2.1km ACF from centre of site to
Employment	Would	G = No loss of employment land / allocation
Employment - Land		
Land	development result in the loss of	is for employment development
		Davidanment would have no effect on
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
LICEC	employment land?	AMPER O'ma'f and or made a libely to be
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	Marin CRC - Cofee described from the control of
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. There is insufficient
		spare mains water capacity within the
		distribution zone to supply the number of
		proposed properties which could arise if all
		the SHLAA sites within the zone were to be
		developed. The sewerage network is
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	
School	school?	1,378m ACF from centre of site to
		Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.2km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
I	g,g.	

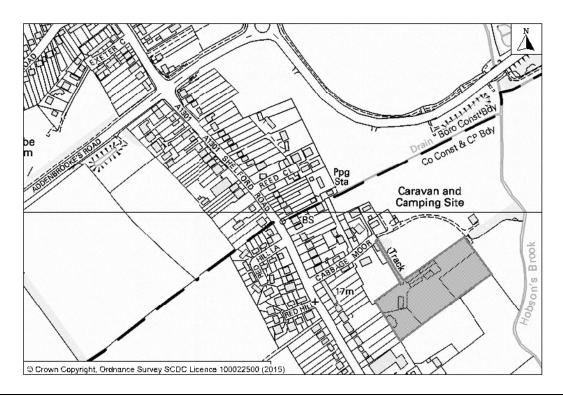
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		155m ACF from the centre of the site to
		nearest bus stop.
		4.040m ACE from the control of the cite to
		1,212m ACF from the centre of the site to train station.
Frequency of	_	G = 20 minute frequency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

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

Consultation Reference numbers:

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

Мар:



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

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

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

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

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

Potential residential capacity: 49 dwellings (30dph)

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

Land	development lead	
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
	agricultural land?	Site including Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willioralo	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	reserves?	
POLLUTION	1100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
·	development of the	impact.
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	adjoining commercial / industrial site that
	generator	may require offsite mitigation. Some minor
	(including	to moderate additional road traffic noise
	compatibility with	generation impact on existing residential
	neighbouring uses)?	due to development related car movements.
Contamination	Is there possible	 AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tric site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		borronto odoject to appropriate minigation)
		The site would require investigation due to
		its existing agricultural / commercial uses.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	-
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	T	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

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

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

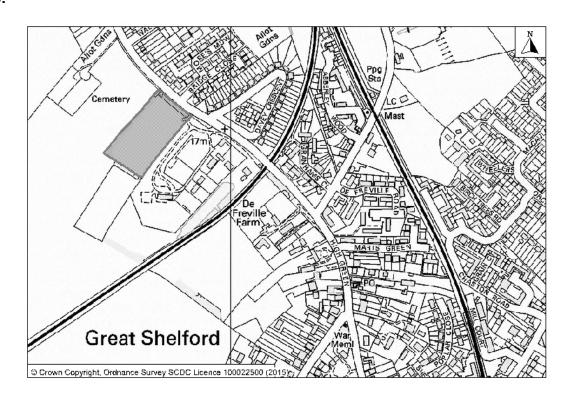
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	4.000 4.054 7 1 4 1 1 4 1 4
Local Centre	District or Local	1,333m ACF to Trumpington district centre,
Diotopool City	centre? How far is the site	Cambridge. R = >800m
Distance: City Centre	from edge of	K = >000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,964m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	CREEN - Davidanment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Poddibio
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FOONOMY	communities?	
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
Deprivation (Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	manple Depittation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidon mont would be seen as affect as
	supporting the	Development would have no effect on

	I		
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites
	town, district and		which include retail, offices, or leisure uses.
	local centres?		11/25
Employment -	How far is the		AMBER = 1-3km
Accessibility	nearest main		4.01 4.05 () () () () ()
	employment		1.9km ACF from centre of site to Cambridge
	centre?		013D (Addenbrooke's site)
Employment -	Would		G = No loss of employment land / allocation
Land	development result		is for employment development
	in the loss of		
	employment land,		Development would have no effect on
	or deliver new		employment land or premises.
	employment land?		
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
	level of investment		sufficient
	in key community		
	services and		Minor utilities infrastructure improvements
	infrastructure,		required, but constraints can be addressed.
	including		There is insufficient spare mains water
	communications		capacity within the distribution zone to
	infrastructure and		supply the number of proposed properties
	broadband?		which could arise if all the SHLAA sites
			within the zone were to be developed. The
			sewerage network is approaching capacity.
Education	Is there sufficient		AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
	capacity?		
			School capacity not sufficient, but significant
			issues can be adequately addressed.
Distance:	How far is the		R = >800m
Primary	nearest primary		
School	school?		2,016m ACF from centre of site to Great &
			Little Shelford C of E Primary School
Distance:	How far is the		R = Greater than 3km
Secondary	nearest secondary		
School	school?		4.9km ACF from centre of site to Sawston
			Village College.
TRANSPORT	Tana a	ı	
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
	routes are		
	accessible near to		
	the site?		
HQPT	Is there High		AMBER = service meets requirements of
	Quality Public		high quality public transport in most but not
	Transport (at edge		all instances
	of site)?		
Sustainable	Scoring		GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has		
Score (SCDC)	been developed to		Total score of 19
	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		229m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		1010 1057 11 1 11 11 11
		1,913m ACF from the centre of the site to
Frequency of		train station. G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		Bus has a 20 minute service.
Transport		Due ride d 20 minute convicer
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		(-)
Centre		4.63km ACF from the centre of the site to
		Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.040 4.057
Station	proposed train	1,912m ACF from centre of the site to Great
Access	station? Will it provide safe	Shelford Station. AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	94
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway
		and the access link to the public highway is
		unsuitable to serve the number of units that
Non-Car	Will it make the	are being proposed. AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

Мар:



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

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

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

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

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

Potential residential capacity: 29 dwellings (30 dph)

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

<u> </u>	1	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	Saroguarada arda.
	reserves?	
DOLLUTION	reserves?	
POLLUTION	107 1171	LODEEN MITTER CONTRACTOR
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (Q(V)/ (near to an AQMA,	A14
		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Noise from Cambridge Road can be
	receptor or	mitigated by design and layout, which may
	generator	influence density. A noise assessment of
	(including	the electricity substation in the northwest
	compatibility with	corner needs to be undertaken.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	mugation
	of the water	Development unlikely to effect water avality
		Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	•	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Citos	and protect sites	recognised as containing protected species,
	· .	•
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	
	I locally ucolyllated	

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

	T	
	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village and the site is part of an Important Countryside Frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	assets (incapable of satisfactory mitigation) - the site is part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.1km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 986m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller Distance:	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact R =>800m
טוטנמווטט.	THOW IAI IS THE SILE	1/ -/000111

District or	from the nearest	
Local Centre	District or Local	861m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
	COTTUD.	and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1. – 2000111
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 000m
OCIVICO	centre or GP	792m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiiles	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovelopment.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i domines	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	No facilities lost, and no new facilities
	GOUVINOS:	proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	soparated by Herr residential land doos
	communities?	Site in a relatively isolated location, poorly
	John Millious:	related to the built up area.
ECONOMY	1	To the state of th
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(20	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	p.o = opo = 0.0.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
8259	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and videnity of oxioting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	Lettin, district and	missi indiado rotali, diliddo, di ididaro adda.

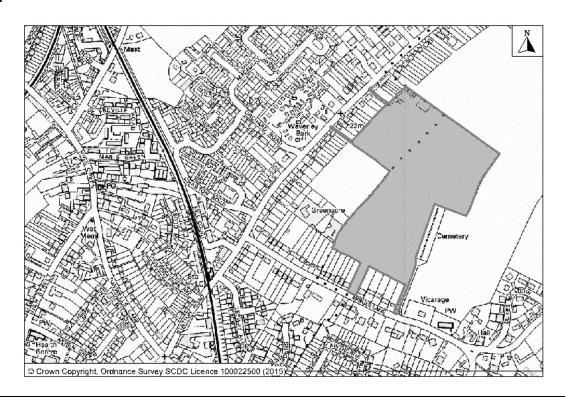
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	UNIDELY - 1-2KIII
Accessibility	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otintioo	level of investment	sufficient.
	in key community	Cambiont .
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	874m ACF from centre of site to Great &
D: 1	11 () (Little Shelford C of E Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	2 Okm ACE from control of cita to Coverton
School	school?	3.8km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
` '	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

	four criteria below.	_
Distance: bus		GG = Within 400m (6)
stop / rail		
station		103m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		820m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
·		
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		Dura a milia dalla a 00 milianda a finanza Ona ad
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.77km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	821m ACF from centre of the site to
Station	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7.00000	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

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

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

Map:



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

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

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

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

Potential residential capacity: 151 dwellings (30dph)

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

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

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

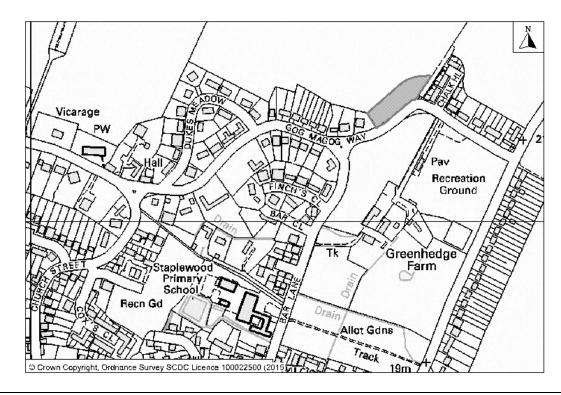
		village.
Green Belt	What effect would	RED = Significant negative impact on
Croon Bon	the development of	Greenbelt purposes
	this site have on	Greenbon purpodes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Tichtage	enhance sites,	within the setting of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

		and facilities.
Dietance: City	How far is the site	R = >800m
Distance: City Centre	from edge of	IV - >000III
Ochire	defined Cambridge	
	City Centre?	
	Jily John J.	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	999m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Compression:	etc?)	CDEEN Development would not locally
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to
raciilles		the loss of any community facilities or replacement / appropriate mitigation
	engagement in community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site which wraps around another site,
		leaving an undeveloped area in the middle
		unless sites 212 is also developed.
ECONOMY	Dana it a data	AMPED Net within an allia 11 d 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment deprivation	Cambridge according to the Index of Multiple Deprivation 2010.
	particularly in	widilipie Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	-
	supporting the	Development would have no effect on
l	vitality and viability	vitality or viability of existing centres. The
		l
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	ANDER - I SKIII
7 toooooibiiity	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	672m ACF from centre of site to Stapleford
D: 1		Community Primary School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	2 Okm ACE from control of cita to Course
School	school?	2.9km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oycic Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16-17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
1	four criteria below.	

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

Map:



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

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

Current use(s): Arable Field

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

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

Potential residential capacity: 7 dwellings (30 dph)

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

Minerals POLLUTION Air Quality	to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - northern half of site is Grade 2. GREEN = Site is not within an allocated or safeguarded area. GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN Door not contain in not oding of
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
	interest, and geodiversity? (Including	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be

	T		
	International and		achieved through the development process.
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
•	site or immediately		any protected trees
	adjacent protected		Single Protection 1000
	by a Tree		
	Preservation Order		
0	(TPO)?		AMPED NI ' 'C' (C')
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and	021010712111	AMBER = negative impact on landscape
Lanascape	enhance the		character, incapable of mitigation.
			Gharaoter, incapable of fillingation.
	diversity and distinctiveness of		Minor Negative Impact (Dayslanment
			Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is enclosed farmland. The road
			adjoining the site has high hedgerows on
			both sides with mature trees and is rural in
			character. Development of the site would be
			likely to impact on this green character
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
			• • • • • • • • • • • • • • • • • • • •
	through		Loss of mature hedgerow if site developed
	appropriate design		therefore altering townscape character of

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

		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = >000111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,459m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	Communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(303.)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	development in deprived wards of	
Chansing	development in deprived wards of Cambridge?	CDEEN No offeet or would associately
Shopping	development in deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	development in deprived wards of Cambridge? Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres.
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy,	vitality and viability of existing centres.
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the	vitality and viability of existing centres. Development would have no effect on
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

Accessibility	nearest main	
Accessionity	employment	2.8km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lana	in the loss of	lo for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	401m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.4km ACF from centre of site to Sawston
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	la thana 1 Cada	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Cuotoinabla	of site)?	AMPED Coord 10.14 from 4 oritoria haland
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total agers of 14
Score (SCDC)	been developed to consider access to	Total score of 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour Gilleria Delow.	A = Within 800m (3)
טואמווטט. מואט		7 - MILLIE OUOLI (3)

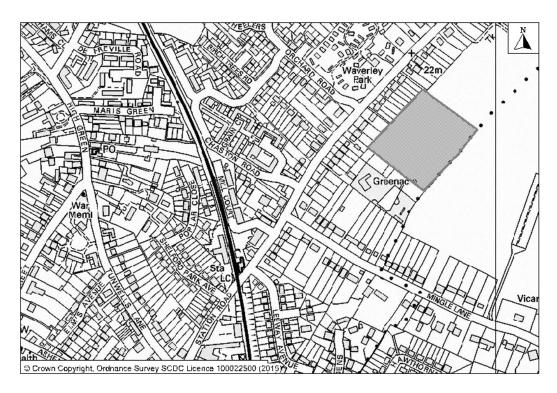
stop / rail		
station		151m ACF from the centre of the site to
Station		
		nearest bus stop (31 service).
		759m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - 4 buses a day.
		,
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		6.81km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	R = >800m
		K = >000111
Railway	from an existing or	4 004 405 () () () ()
Station	proposed train	1,094m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	/ WIDEN - No Impacto
i aciiilics	I -	The Highway Authority will require new
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
L	1	

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

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

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

Мар:



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

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

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

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

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

Potential residential capacity: 53 dwellings (30 dph)

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

	I be a transfer of	and adjust to adjust the day
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
Minanala	agricultural land?	CDEEN Cita is not within an allocated an
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
		safeguarded area.
	economic mineral reserves?	
POLLUTION	Teserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
•	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
Contamination	uses)?	CDEEN Site not within or adjacent to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an
	the site?	area with a history of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	magaaon
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	

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

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

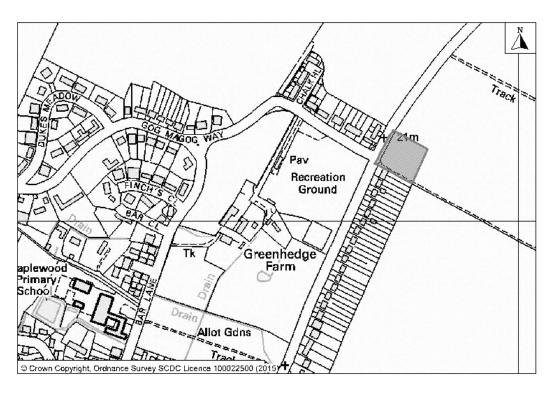
Contro	from odgs of	
Centre	from edge of defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000iii
OCIVICO	centre or GP	854m ACF from centre of site to Shelford
	service?	Heath Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with externing communities
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	, , , , , , , , , , , , , , , , , , , ,
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	, ,
	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)

Employment -		(= - NO 1066 OF AMDIOAMADE JANA / AIRAMINA
Land	Would development result	G = No loss of employment land / allocation is for employment development
Land	in the loss of	l lor employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
o tilitioo	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	
Capacity	education	• •
, ,	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	774m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	3.0km ACF from centre of site to Sawston
		Village College.
Cycle Routes		
		,
	the site?	
HQPT		
		all instances
Cuotoinabla	,	CDEEN - Coord 15 10 from 4 dritorio halann
	•	GREEN = Score 15-19 HOIH 4 CHIEHA DEIOW
		Total score of 16-17
30016 (3000)		10tal 50016 01 10-17
	I -	
Distance: hus	iodi ontona bolow.	G = Within 600m (4)
		<u> </u>
-		126m ACF from the centre of the site to
Distance: Primary School Distance: Secondary	education capacity? How far is the nearest primary school? How far is the nearest secondary	AMBER = School capacity not sufficient, constraints can be appropriately mitigated. School capacity not sufficient, but significiated issues can be adequately addressed. A = 400 - 800m 774m ACF from centre of site to Staplefo Community Primary School. A = 1 to 3 km

	T	
		422m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		, ,
Transport		Bus has a less than hourly service.
Transport		Buo nao a loco man nouny convico.
		Train has an 30 minute to hourly service
Dudali a		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		(,
Centre		6.29km ACF from the centre of the site to
Ochic		Cambridge Market.
Distance	Harris de acte	Ü
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	422m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	94
	available capacity?	Access constraints - the proposed site does
	available capacity:	not have a direct link to the adopted public
		highway. The promoter has indicated that
		access will need to be secured from the
		adjoining landowner.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	
	or byoming facilities:	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC253			
Consultation Reference numbers:			
Site name/address: Land at Gog Magog Way / Haverhill Road, Stapleford			

Мар:



Site description: The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.

The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it - i.e. it does not extend further than the built up property line of the urban form adjacent to it.

Current use(s): Arable Farm Land

Proposed use(s): 10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land.

Site size (ha): South Cambridgeshire:0.38 ha.

Potential residential capacity: 11 dwellings (30 dph)

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

Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	· ·
	to the loss of the best and most	Minor loss of best and most versatile
	versatile	agricultural land (Grades 1 and 2) - small site is Grade 2.
	agricultural land?	Site is Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 Quanty	development of the	impact.
	sites result in an	'
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (QIVI) (near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation
	problems if the site	Development unlikely to impact on air
	is developed, as a	quality. Site lies in an area where air quality
	receptor or	acceptable.
	generator	
	(including	
	compatibility with neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
Water	the site? Will it protect and	GREEN = No impact / Capable of full
water	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
BIODIVERSITY		- Sastamasio Bramago Gystems (Guas).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	
		• • • • • • • • • • • • • • • • • • •
		· · · · · · · · · · · · · · · · · · ·
•	Will it conserve protected species	appropriate standards and pollution control measures will be achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds). GREEN = Does not contain, is not adjacent

	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN. Cita door not contain an adjuly
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastiuctuie	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiaoiiaoiaio.		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and	OLI ORAL III	AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		The state of the same of the s
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is a part of a large arable field that
			is part of the open countryside on the edge
			of Stapleford.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
·	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		•
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a

		1	
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
l remage	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to the county
	archaeological, or		'Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including		loss of rural setting. Archaeological potential
	conservation		will require further information but the
			·
	areas, listed		assumption for a neutral impact is that it is likely appropriate mitigation can be
	buildings,		
	registered parks		achieved through the development process.
	and gardens and		
	scheduled		
OLIMATE OLIA	monuments)?		
CLIMATE CHA			AMPED Of L. I
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
E. 15:1	energy resources?		OBEEN EL 17 4/1
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING		
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		provided evidence
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.1km ACF from centre of the site to
	570110 1001111001		Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		ORLETT - CTOOM OF ORIGINO PROVISION
i aciiilicə	for children and		145m ACF from centre of the site to
	teenagers?		Stapleford Recreation Ground.
Gypey 9	Ť .		•
Gypsy & Traveller	Will it provide for		AMBER = No Impact
Travellel	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		7
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		1,690m ACF to Woollards Lane, Stapleford

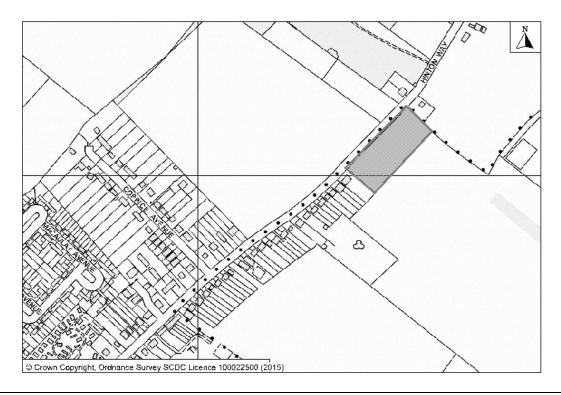
	centre?		which is currounded by a large number of			
	centre?		which is surrounded by a large number of services and facilities.			
Distance Oite	Harris the elter					
Distance: City	How far is the site		R = >800m			
Centre	from edge of					
	defined Cambridge					
	City Centre?					
Distance: GP	How far is the		R = >800m			
Service	nearest health					
	centre or GP		1,677m ACF from centre of site to Shelford			
	service?		Health Centre.			
Key Local	Will it improve		AMBER = No impact on facilities (or			
Facilities	quality and range		satisfactory mitigation proposed).			
i aciilles						
	of key local		No feelistee leet and an approfeelistee			
	services and		No facilities lost, and no new facilities			
	facilities including		proposed directly as a result of the			
	health, education		development.			
	and leisure (shops,					
	post offices, pubs					
	etc?)					
Community	Will it encourage		GREEN = Development would not lead to			
Facilities	and enable		the loss of any community facilities or			
	engagement in		replacement / appropriate mitigation			
	community		possible			
	activities?		Possible			
	activities:		No facilities last, and no new facilities			
			No facilities lost, and no new facilities			
			proposed directly as a result of the			
			development.			
Integration	How well would the		GREEN = Good scope for integration with			
with Existing	development on		existing communities / of sufficient scale to			
Communities	the site integrate		create a new community.			
	with existing					
	communities?					
ECONOMY						
	Does it address		AMBER = Not within or adjacent to the 40%			
Deprivation	Does it address		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within			
	pockets of income		most deprived Super Output Areas within			
Deprivation	pockets of income and employment		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation		most deprived Super Output Areas within			
Deprivation	pockets of income and employment deprivation particularly in		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		most deprived Super Output Areas within Cambridge according to the Index of			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy,		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres.			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The			
Deprivation (Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,		most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites			

Accessibility	nearest main	
Accessionity	employment	3.0km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
1.141144	employment land?	OBEEN EVEN VALUE III IV
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
	' '	School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7 = 400 000m
School	school?	519m ACF from centre of site to Stapleford
0011001	GOTTOOT:	Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	7 = 1 to 5 km
School	school?	2.3km from centre of site to Sawston Village
0011001	GOTTOOT:	College.
TRANSPORT		Conogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	uno onto .	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
110(1)	Quality Public	high quality public transport in most but not
	1	all instances
	Transport (at edge of site)?	สม มาอเสมบริง
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
	mechanism has	ANIDER = Score 10-14 HOIII 4 CHIEFIA DEIOW
Transport		Total agers of 12
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		R = Within 1,000m (2)

		78m ACF from the centre of the site to nearest bus stop (31 service).
		ricarost sus stop (or sorvico).
		887m ACF from the centre of the site to nearest bus stop (Citi 7 service).
		G = 20 minute frequency (4)
		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
		A = 31 to 40 minutes (3)
		` ,
		31 bus service takes 19 minutes from
		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
		G = 5km to 10km (4)
		6.98km ACF from the centre of the site to
Llauriania da alta		Cambridge Market.
		R = >800m
•		1,328m ACF from centre of the site to Great
station?		Shelford Station.
Will it provide safe		GREEN = No capacity / access constraints
access to the		identified that cannot be fully mitigated.
		No consists constraints identified and
		No capacity constraints identified, safe access can be achieved.
		AMBER = No impacts
transport network		
safer for public		The Highway Authority will require new
transport, walking		development to provide or contribute to the
or cycling facilities?		provision of infrastructure to encourage
		more sustainable transport links both on and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
_	Will it provide safe access to the highway network, where there is available capacity? Will it make the transport network safer for public	from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport network safer for public transport, walking

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC262	
Consultation Reference numbers:	

Мар:



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

The site is part of an agricultural field bounded by hedges and trees.

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

Site name/address: Land at Hinton Way, Stapleford

Proposed use(s): 15+ dwellings

Site size (ha): South Cambridgeshire: 1.21 ha.

Potential residential capacity: 33 dwellings (30 dph)

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

		GREEN = Site is not within an allocated or
		safeguarded area.
reserves?		
Mandal Har		CDEEN Minimal no impact values d
		GREEN = Minimal, no impact, reduced
		impact.
or all quality:		
Is the site within or		GREEN = >1,000m of an AQMA, M11, or
near to an AQMA,		A14
the M11 or the		
A14?		
Are there potential		GREEN = No adverse effects or capable of
Odour, light noise		full mitigation.
		Development compatible with neighbouring
•		uses.
-		
•		
` •		
•		
		GREEN = Site not within or adjacent to an
contamination on		area with a history of contamination
the site?		,
Will it protect and		GREEN = No impact / Capable of full
where possible		mitigation
enhance the quality		
		Development unlikely to effect water quality.
environment?		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
Will it conserve		GREEN = Does not contain, is not adjacent
		to designated for nature conservation or
		recognised as containing protected species,
-		or local area will be developed as
nature		greenspace. No or negligible impacts
conservation		- 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
geodiversity?		
(Including		
International and		
locally designated		
	near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and

	sites)		
Biodiversity	would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	<u> </u>
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (development conflicts with landscape character, significant negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the strongly rolling chalk hills rising from the village edge.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. 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.

Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings,	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.
	registered parks and gardens and scheduled monuments)?	
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	LODEEN A
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport	How far is the nearest outdoor	GREEN = <1km or onsite provision
Facilities	sports facilities?	1.0km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 956m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 1,662m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City	How far is the site	R = >800m

0	form a day of	
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	1 606m ACE from control of oits to Shalford
	service?	1,606m ACF from centre of site to Shelford Health Centre.
Key Local		AMBER = No impact on facilities (or
Facilities	Will it improve quality and range	satisfactory mitigation proposed).
i aciiilies	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	Т	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and videnity or oxiding defined.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
-	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)

F	147 11	
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	1	•
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	garda appropriatory mingarda
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
		K = >000111
Primary	nearest primary	4.400 4.05 () () (
School	school?	1,183m ACF from centre of site to
		Stapleford Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	- ·
LIODT	1 1 1 1 1	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
, ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D : .	four criteria below.	00 100 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		
station		148m ACF from the centre of the site to
		nearest bus stop (31 service).

	1	ı	
			1,277m ACF from the centre of the site to
			nearest bus stop (Citi 7).
			1,175m ACF from the centre of the site to
			train station.
Frequency of			RR = Less than hourly service (0)
Public			
Transport			31 bus has a less than hourly service.
·			•
			Citi 7 bus has a 20 minute service.
			Train has an 30 minute to hourly service.
Public			GG = 20 minutes or less (6)
transport			20 11
journey time to			31 bus service takes 19 minutes from
City Centre			Shelford to Cambridge.
Oity Contro			Chemera to Carrieriage.
			Citi 7 bus service takes 33 minutes from
			Great Shelford to Cambridge.
			Groat chemora to cambridge.
			Train service takes 5-11 minutes from Great
			Shelford to Cambridge.
Distance for			G = 5km to 10km (4)
cycling to City			0 = 3km to 10km (4)
Centre			5.94km ACF from the centre of the site to
Centre			Cambridge Market.
Distance:	How far is the site		R = >800m
			K = >000111
Railway Station	from an existing or		1 176m ACE from control of the city to Croot
Station	proposed train		1,176m ACF from centre of the site to Great
Λ	station?		Shelford Station.
Access	Will it provide safe		GREEN = No capacity / access constraints
	access to the		identified that cannot be fully mitigated
	highway network,		
	where there is		
_	available capacity?		
Non-Car	Will it make the		AMBER = No impacts
Facilities	transport network		
	safer for public		The Highway Authority will require new
	transport, walking		development to provide or contribute to the
	or cycling facilities?		provision of infrastructure to encourage
			more sustainable transport links both on
			and off site. Provision or contribution from
			this site would result in minor improvement
			to public transport, walking or cycling
			facilities.