

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

Map:



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

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

Current use(s): Agricultural

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

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

Potential residential capacity: 51 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 The majority of the site is within the AQMA. 329m ACF from edge of site to A14. 430m ACF from edge of site to M11.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will 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?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).

	(Including International and locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and Huntingdon Road, and therefore the purposes and functions of the Green Belt.</p>

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Significant adverse impact on Green Belt purposes and functions - will erode the buffer that currently exists between the edge of the village and Huntingdon Road, small scale and intimate character of Duck End. Adjacent to a historically sensitive part of the village and will impact on the setting of several Listed Buildings.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Impact on setting of several Grade II Listed Buildings in Duck End. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A very small part of the site is within the flood zones 2 and 3, but this would not affect development of the site.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

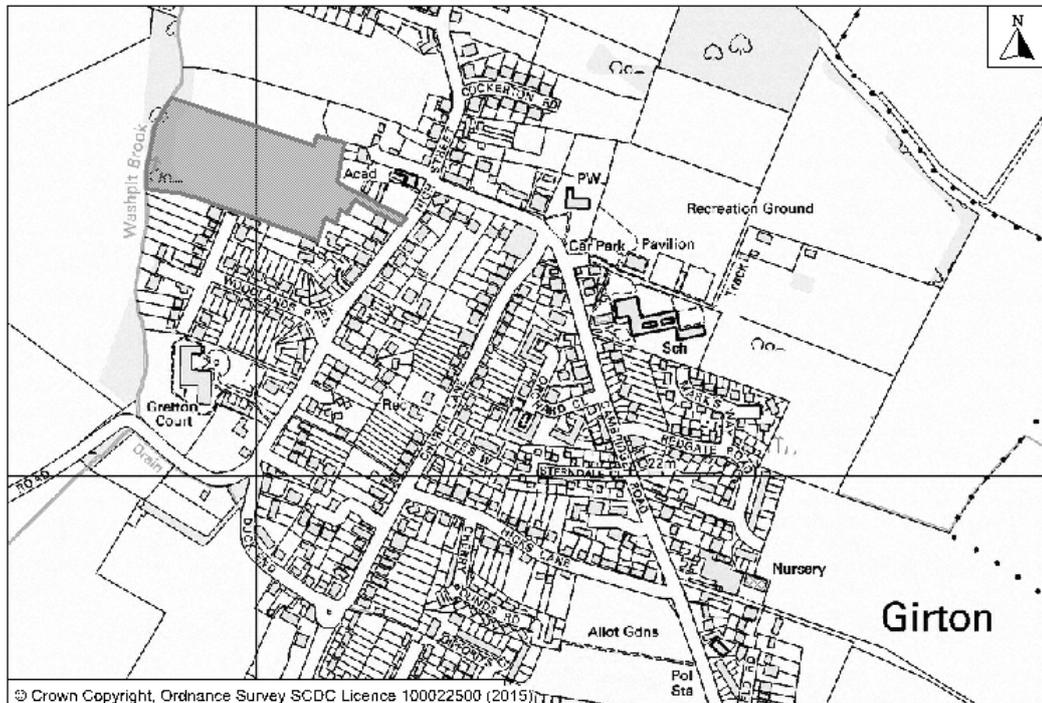
Facilities	sports facilities?		0.9km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 524m ACF from centre of the site to land west of Weavers Field, Girton.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 640m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 612m ACF from centre of site to The Surgery, Girton.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration 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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 640m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.9km ACF from centre of site to Impington Village College.

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station			G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 6,236m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns with regards to the intensification of Wash Pit Road.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

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

Map:



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

Current use(s): Agricultural

Proposed use(s): Approximately 80 dwellings

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

Potential residential capacity: 50 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 293m ACF from edge of site to AQMA 847m ACF from edge of site to A14. 944m ACF from edge of site to M11.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Potential for minor benefits through remediation of minor contamination - Sewage filter beds on site
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.</p> <p>No impact on protected sites and species (or impacts could be mitigated). There are a protected Yew and Plane tree in the grounds of 65 High Street, adjacent to the proposed access to the site.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>AMBER = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>There are protected trees in the grounds of 65 High Street, adjacent to the proposed access to the site.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a visibly interesting edge. Washpit Brook, together</p>

			with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>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.</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Building and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A part of the western edge of the site is within</p>

			Flood Zones 2 and 3.
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 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 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 407m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 318m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 906m ACF from centre of site to The Surgery, Girton.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration	How well would the		AMBER = Adequate scope for integration

with Existing Communities	development on the site integrate with existing communities?		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 local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately

			addressed.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 480m ACF from centre of site to Girton Glebe Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.6km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station			GG = Within 400m (6) 230m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.85km 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 6,589m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in

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

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC132	
Consultation Reference numbers: 35 (I&O 2012)	
Site name/address: The Former EDF Depot & Training Centre, Ely Road, Milton	

Map:

Site description: This large site is located to the east of Ely Road on the north eastern edge of Milton. To the south of the site is Milton Children's Hospice and to the west lies All Saints Church and Milton Hall. To the north lies the College of West Anglia. Most of the north, east and part of the southern boundaries back onto open agricultural land, with the railway line and River Cam lying further east.

The site comprises two parcels of land; to the north is an overgrown car park and land around North Lodge, and the other parcel encompasses a disused depot with several utilitarian buildings and hard standings, with open grassland and a significant tree belt and lake to the southern boundary. The site is also occupied by many overhead power lines and telegraph poles associated with its former use as a training facility, and a lattice mast and associated buildings which will be retained.

Current use(s): Former EDF Depot & Training Centre and grassland

Proposed use(s): 89 dwellings with public open space including sports pavilion

Site size (ha): South Cambridgeshire: 8.53 ha.

Potential residential capacity: 128 dwellings (30 dph)

LAND			
PDL	Would development make		AMBER = Partially on PDL

	use of previously developed land?		Approximately 1/3 of the site is previously developed land - this includes a residential property on the street frontage and the yard to the rear.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 981m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Part of the site was formerly used for commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will 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)		<p>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.</p> <p>No impact on protected sites and species (or impacts could be mitigated). Various TPOs around the site, but assumption is impact can be mitigated.</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>AMBER = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>A group of protected trees adjoin the north west tip of the site. Another group lies around the Children's Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further groups of protected trees lie approximately 75m to the east and to the south east.</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)</p> <p>Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)</p> <p>Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - potential to improve the site through removal of industrial / commercial buildings and associated hardstanding, with care to protect the ICF along Ely Road and Church Lane.</p>
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)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Grade II Listed North Lodge is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall with its significant designed landscape. Also part of the setting of Grade II* Listed Parish Church, and other Grade II Listed Buildings and Conservation Area.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is

	of publically accessible open space?		provided onsite Development would create minor opportunities for new public open space as the promoter includes open space and sports pavilion as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.8km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 708m ACF from centre of the site to west of Humphries Way and south of Sutton Close, Milton.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 596m to The White Horse pub, central to the surrounding services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 732m ACF from centre of site to Milton 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		AMBER = Adequate scope for integration with existing communities

	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 local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Loss of depot and training centre.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.

			Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 762m ACF from centre of site to Milton Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.7km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			G = Within 600m (4) 438m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 15 Minutes from Milton to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.53km 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 2,741m 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?		
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC327	
Consultation Reference numbers:	
Site name/address: Land west of A10, Milton	

Map:



Site description: The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.

The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.

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

Proposed use(s): Housing or mixed use development.

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: 215 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 versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 792m ACF from edge of site to AQMA. 272m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Development not compatible with neighbouring uses. Some possible noise from the A14 and neighbouring commercial uses. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and a poor quality living environment and possible nuisance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required
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 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. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with

			significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.

			0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 297m ACF from centre of the site to Milton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, 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 889m ACF from centre of site to Milton 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. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.
ECONOMY			

Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary	How far is the nearest primary		A = 400 - 800m

School	school?		736m ACF from centre of site to Milton C of E Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station			GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service (99 P&R service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,943m 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC008	
Consultation Reference numbers:	
Site name/address: Land adjacent to 79 Middlewatch, Swavesey	

Map:

Site description: The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.

Current use(s): The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.

Proposed use(s): 10 dwellings

Site size (ha): South Cambridgeshire: 0.26 ha.

Potential residential capacity: 3 dwellings (30 dph)

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise from nearby business centre to south, but no history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk and may require assessment.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will 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		AMBER = Development would have a negative impact on existing features or

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The village has a strong linear form on a

	appropriate design and scale of development?		north-south road. As it extends southwards the village 'thins out' into linear development along the main street. Development of this site would have a detrimental impact on the linear and rural character. A PVAA lies to the west.
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 site is adjacent to three Grade II Listed Buildings to the south and wraps around the rear of two others, and forms part of their setting. It may be possible to mitigate impact through a smaller development? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 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 Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 504m ACF from centre of the site to Swavesey Recreation Ground.

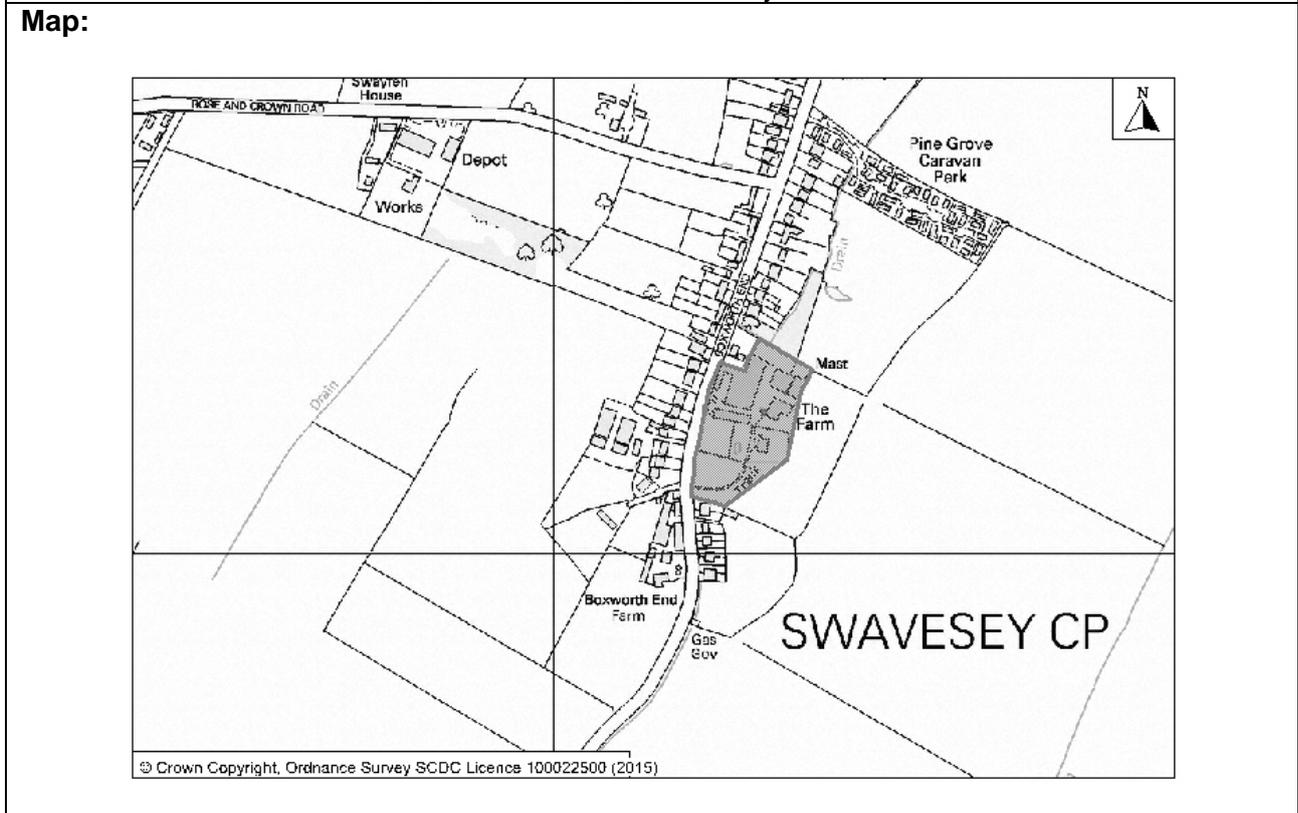
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 865m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 602m ACF from centre of site to The Surgery, Swavesey
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 It may be possible to integrate a smaller development.
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>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.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = >3km</p> <p>5.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)</p>
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?		<p>GREEN = Existing infrastructure likely to be sufficient</p> <p>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</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>455m ACF from centre of site to Swavesey Primary School</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>G = Within 1km (or site large enough to provide new)</p> <p>0.3km ACF from centre of site to Swavesey Village College.</p>
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

			facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 68m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.17km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,556 ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Significant negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public		AMBER = No impacts

	transport, walking or cycling facilities?		
--	--	--	--

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC048	
Consultation Reference numbers:	
Site name/address: The Farm, Boxworth End, Swavesey	



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east.

Note: the site is adjacent to site 049 to the east.

Current use(s): Large complex of farm buildings, paddock and a dwelling.

Proposed use(s): 15 dwellings with possible employment through conversion of agricultural buildings

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

Potential residential capacity: 38 dwellings (30dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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		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

	conservation interest, and geodiversity? (Including International and locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>AMBER = negative impact on landscape character, incapable of mitigation.</p> <p>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
Townscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontage of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
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)?		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the middle of the site and it is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed.</p>
HUMAN HEALTH 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?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,441m ACF from centre of the site to Swavesey 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 1,776m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 363m ACF from centre of site to Swavesey Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would completely alter the rural character of this relatively undeveloped part of the village.
ECONOMY			

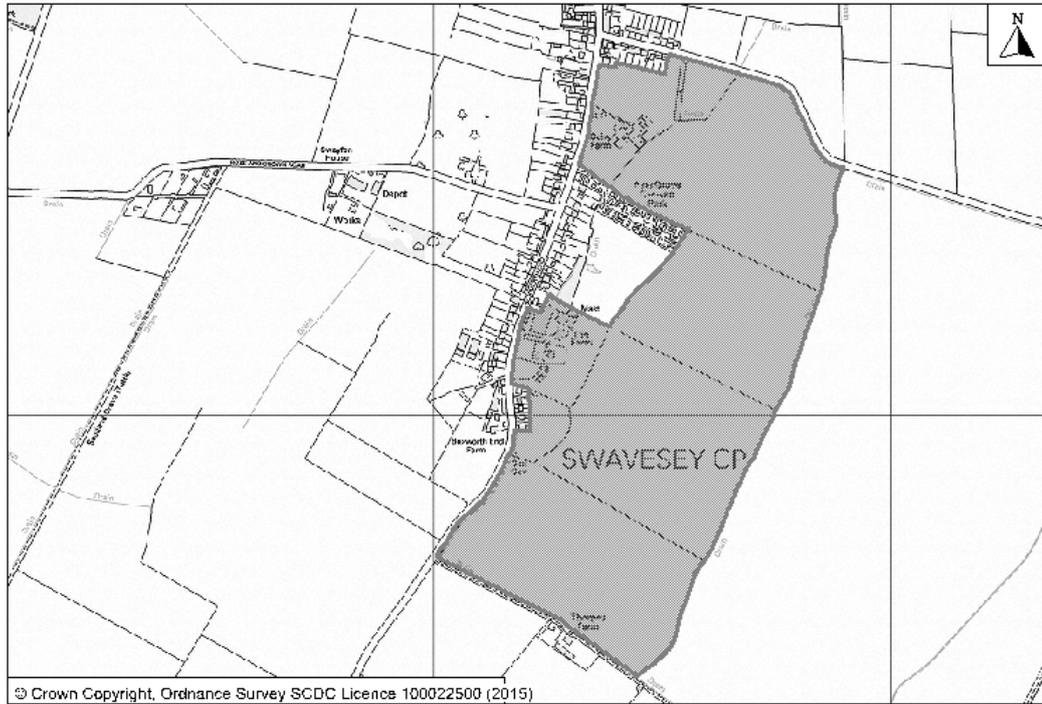
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.2km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,397m ACF from centre of site to

			Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 1.0km ACF from centre of site to Swavesey 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. uni-directional hybrid cycle lanes.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.28km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,673m ACF from centre of the site to Huntingdon 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 Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial

			proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC049	
Consultation Reference numbers:	
Site name/address: Land to east of Boxworth End, Swavesey	

Map:



Site description: The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow.

Note: the site is adjacent to sites 048 and 050 to the west.

Current use(s): Farm buildings, paddock, residential dwelling and agricultural land

Proposed use(s): 2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school

Site size (ha): South Cambridgeshire: 61.54 ha.

Potential residential capacity: 738 dwellings (30 dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		<p>GREEN = Site is not within an allocated or safeguarded area.</p> <p>A very small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.</p>
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.</p> <p>Development could impact on air quality, with minor negative impacts incapable of mitigation. This site is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		<p>AMBER = <1,000m of an AQMA, M11 or A14</p> <p>919m ACF from edge of site to A14.</p>
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)?		<p>AMBER = Adverse impacts capable of adequate mitigation</p> <p>Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate. Possible noise and malodour from Boxworth End Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.</p>
Contamination	Is there possible contamination on the site?		<p>AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)</p> <p>The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination</p>

Water	Will it protect and where possible enhance the quality of the water environment?		<p>GREEN = No impact / Capable of full mitigation</p> <p>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).</p>
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>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</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		<p>RED = Significant negative impact on</p>

	enhance the diversity and distinctiveness of landscape character?		<p>landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. An Important Countryside Frontage runs along the whole road frontages of the site. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
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		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - A Grade II Listed Building is within the site</p>

	buildings, registered parks and gardens and scheduled monuments)?		and another is adjacent. It is unlikely that it would be possible to mitigate impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. A small part of the north eastern part of the site is within Flood Zones 2 and 3.
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 Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,505m ACF from centre of the site to Swavesey 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 1,862m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		A = 400 - 800m 494m ACF from centre of site to The

	service?		Surgery, Swavesey
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The scale of development would be out of proportion with the existing built-up area. Development of this very large site would completely alter the rural character of this relatively undeveloped part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment -	Would		G = No loss of employment land / allocation

Land	development result in the loss of employment land, or deliver new employment land?		is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity and this is a large site.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,457m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.2km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail station			G = Within 600m (4) 499m ACF from the centre of the site to the nearest bus stop.)

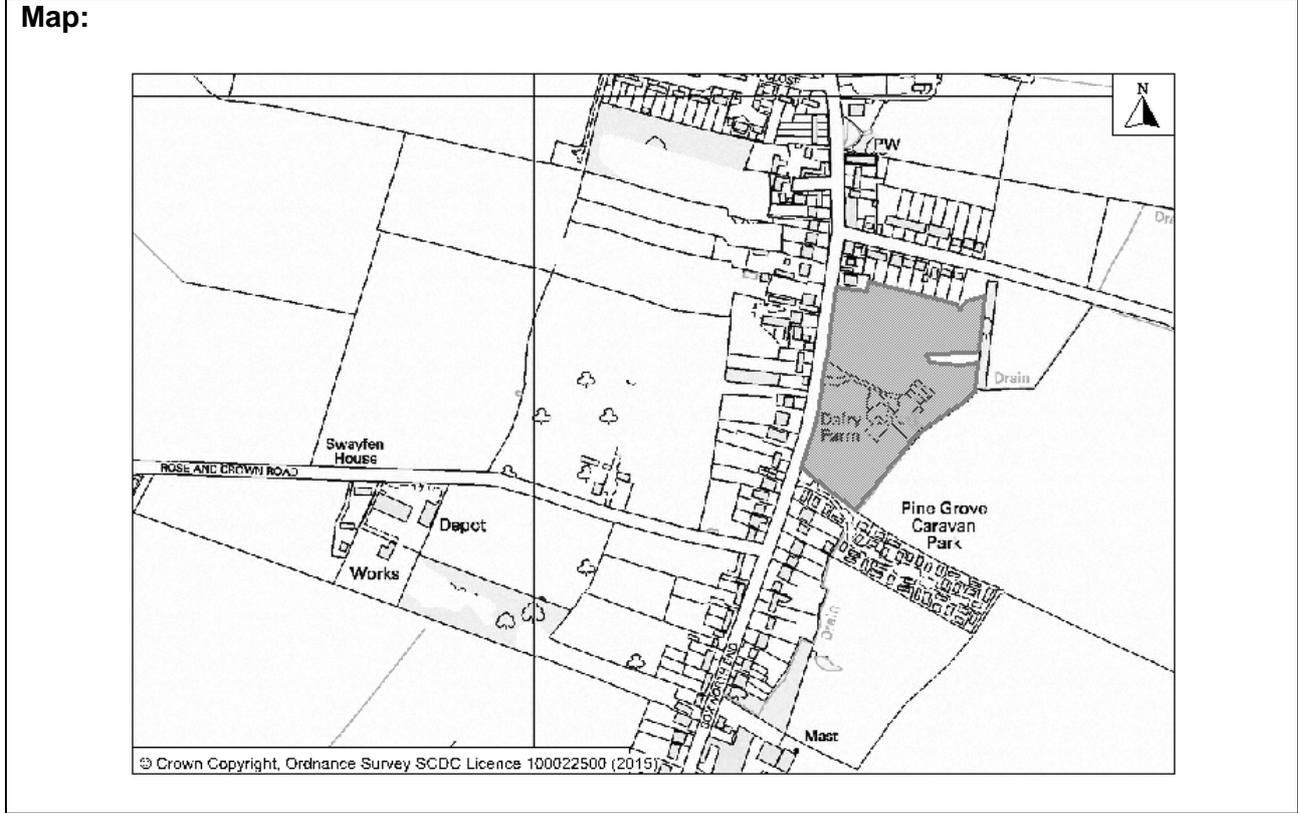
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 6.54km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,639m ACF from centre of the site to Huntingdon 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 Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	e.g. Edge of Cambridge (Broad Location 1), Rural Centre

Site reference number(s): SC050

Consultation Reference numbers:

Site name/address: Dairy Farm, 31 Boxworth End, Swavesey



Site description: The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides.

Note: the site is adjacent to site 049 to the east.

Current use(s): Farm buildings and paddock

Proposed use(s): 30+ dwellings with possible employment in some redundant farm buildings

Site size (ha): South Cambridgeshire: 3.55 ha.

Potential residential capacity: 80 dwellings (30dph)

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

	best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site was formerly used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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		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

	conservation interest, and geodiversity? (Including International and locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall</p>

			impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this very large greenfield site would completely alter the rural character of this relatively undeveloped part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (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) – Adjacent to a Grade II Listed Building to the west and likely to impact on its setting. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the		GREEN = Assumes minimum on-site

	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 951m ACF from centre of the site to Swavesey 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 1,306m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 198m ACF from centre of site to The Surgery, Swavesey
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would completely alter the

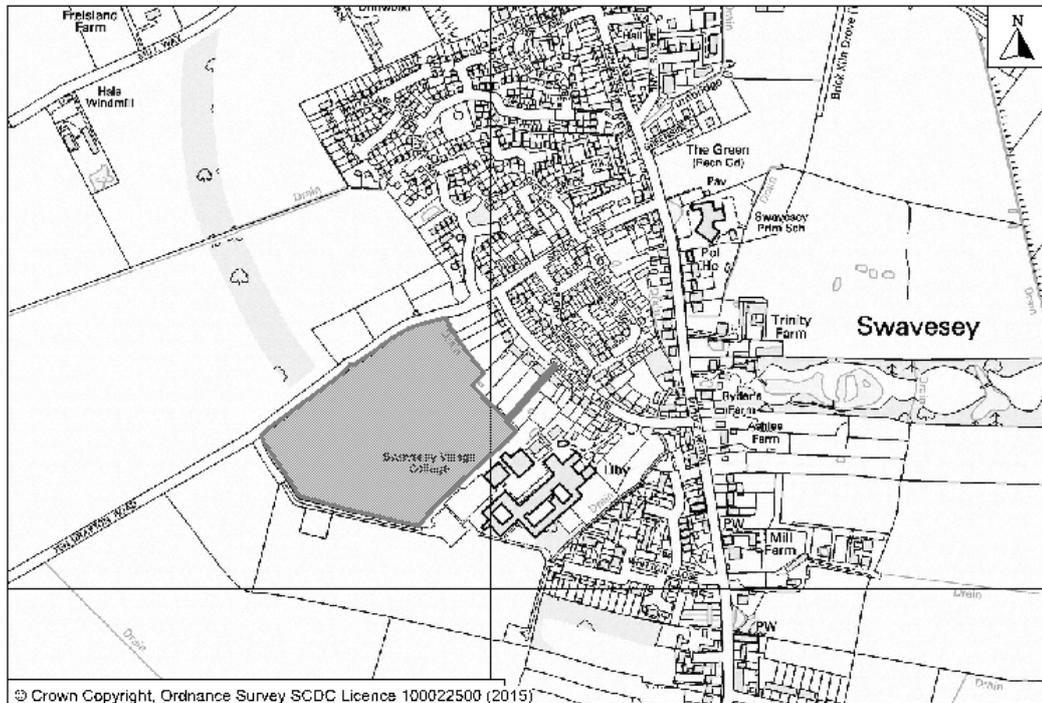
			rural character of this relatively undeveloped part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream 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. 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. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 904m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 208m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.11km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 13,684m ACF from centre of the site to

	station?		Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>GREEN = No capacity / access constraints identified that cannot be fully mitigated</p> <p>No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC065	
Consultation Reference numbers:	
Site name/address: Land abutting Fen Drayton Road, Swavesey	

Map:



Site description: The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside.

Note: the site adjoins site 71 and 287 to the north.

Current use(s): Agricultural

Proposed use(s): 50-75 dwellings with green spaces and community uses as required

Site size (ha): South Cambridgeshire: 7.22 ha.

Potential residential capacity: 162 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for 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 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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 480m to the west.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.</p>
Townscape	Will it maintain and enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character. A PVAA lies approximately 105m to the south east.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to

			Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 476m ACF from centre of the site to land east of Moat Way, Swavesey
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?		A = 400 - 800m 738m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 830m ACF from centre of site to The Surgery, Swavesey
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

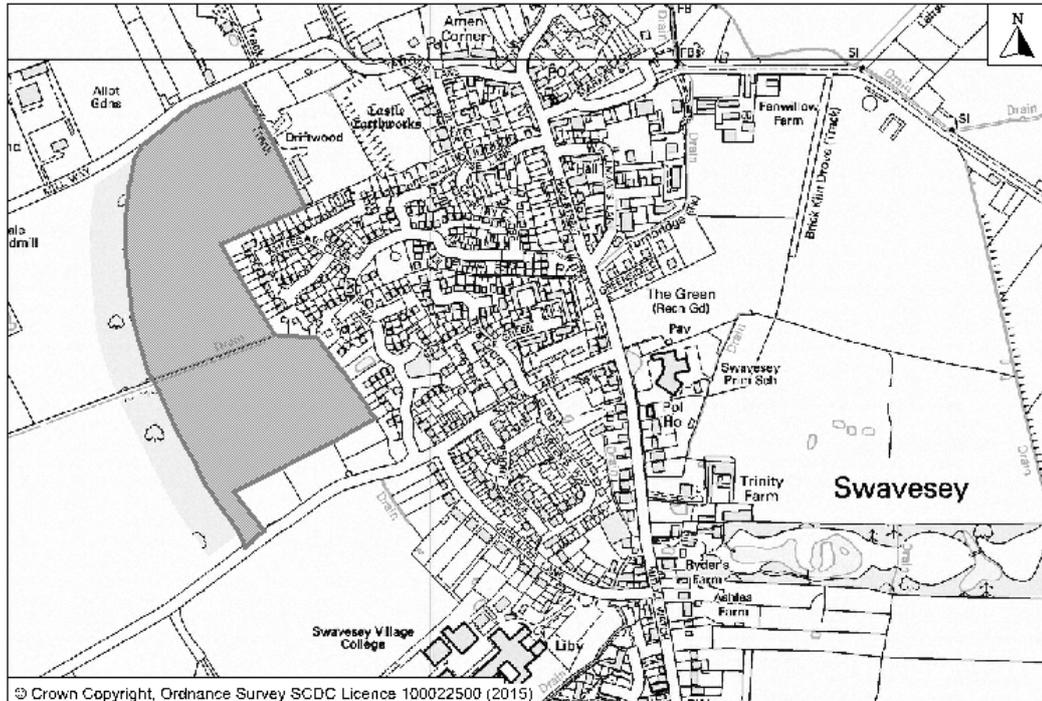
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.3km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream 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. 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. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity. Site is adjacent to secondary school.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 544m ACF from centre of site to Swavesey Primary School.

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail station			G = Within 600m (4) 485m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.32km ACF from the centre of the site to St. Ives Marke
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,002m ACF from centre of the site to Huntingdon 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 Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a

			quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p> <p>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.</p>

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC071	
Consultation Reference numbers:	
Site name/address: Land south of Hale Road, Swavesey	

Map:



Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.

Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.

Current use(s): Agricultural
Proposed use(s): 80 dwellings with open space and related infrastructure
Site size (ha): South Cambridgeshire: 10.76 ha.
Potential residential capacity: 81 dwellings (30 dph)

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

Land	development lead to the loss of the best and most versatile agricultural land?		affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	geodiversity? (Including International and locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of</p>

			the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. It would constitute substantial back land development. The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.</p>
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)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the wider setting of a Grade II Listed windmill to the west. 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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>RED = Flood Zone 3 / high risk</p> <p>Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village.</p>

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 Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
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 Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 278m ACF from centre of the site to land east of Moat Way, Swavesey
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?		A = 400 - 800m 562m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,240m ACF from centre of site to The Surgery, Swavesey
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.

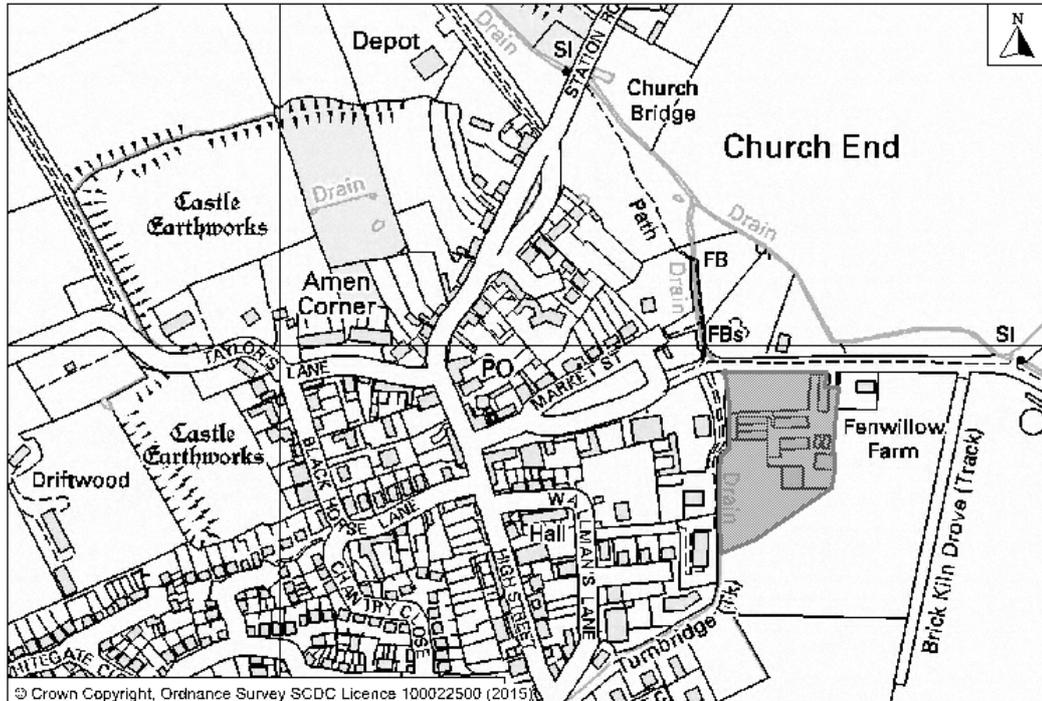
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>It would be difficult to develop such a site and integrate it into the built form of the village.</p>
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?		<p>AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>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.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>RED = >3km</p> <p>5.7km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development</p>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</p> <p>Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream 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. The sewerage network is approaching capacity and will require investigation and possibly mitigation.</p>

Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 640m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			G = Within 600m (4) 532m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.97km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 12,734m ACF from centre of the site to

	station?		Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>GREEN = No capacity / access constraints identified that cannot be fully mitigated.</p> <p>No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC169	
Consultation Reference numbers:	
Site name/address: Land south of Market Street & at Fenwillow Farm	

Map:



Site description: The site lies to the south of Cow Fen Drive on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.

Current use(s): Paddock, agricultural buildings and part of a larger arable field.

Proposed use(s): 30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))

Site size (ha): South Cambridgeshire: 1.09 ha.

Potential residential capacity: 0 dwellings

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Development will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation - Immediately to the north is a scrap yard but the hours of use etc. are unknown but in close proximity can be incompatible. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. A sewage pumping station is located adjacent to north eastern corner of the site. Anglia Water tend to operate a cordon sanitaire around pumping stations in order to minimise the risks of vibration, noise and odour impacting on new residents and approximately 1/5th of the site would be within the cordon sanitaire and unsuitable for residential development.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site is used for agriculture and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality		GREEN = No impact / Capable of full mitigation

	of the water environment?		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)?		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 Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		RED = Significant negative impact on

	enhance the diversity and distinctiveness of landscape character?		<p>landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The village is most visible at a distance from the east. The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north. It is in an area with views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village. At the east end of Market Square, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. Development would be contrary to the character of this part of the village.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>GREEN = No impact or Minor positive impact on Green Belt purposes</p>
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		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of the Conservation Area, Grade II Listed buildings and the Grade I Listed church to the north, and the historic core of the</p>

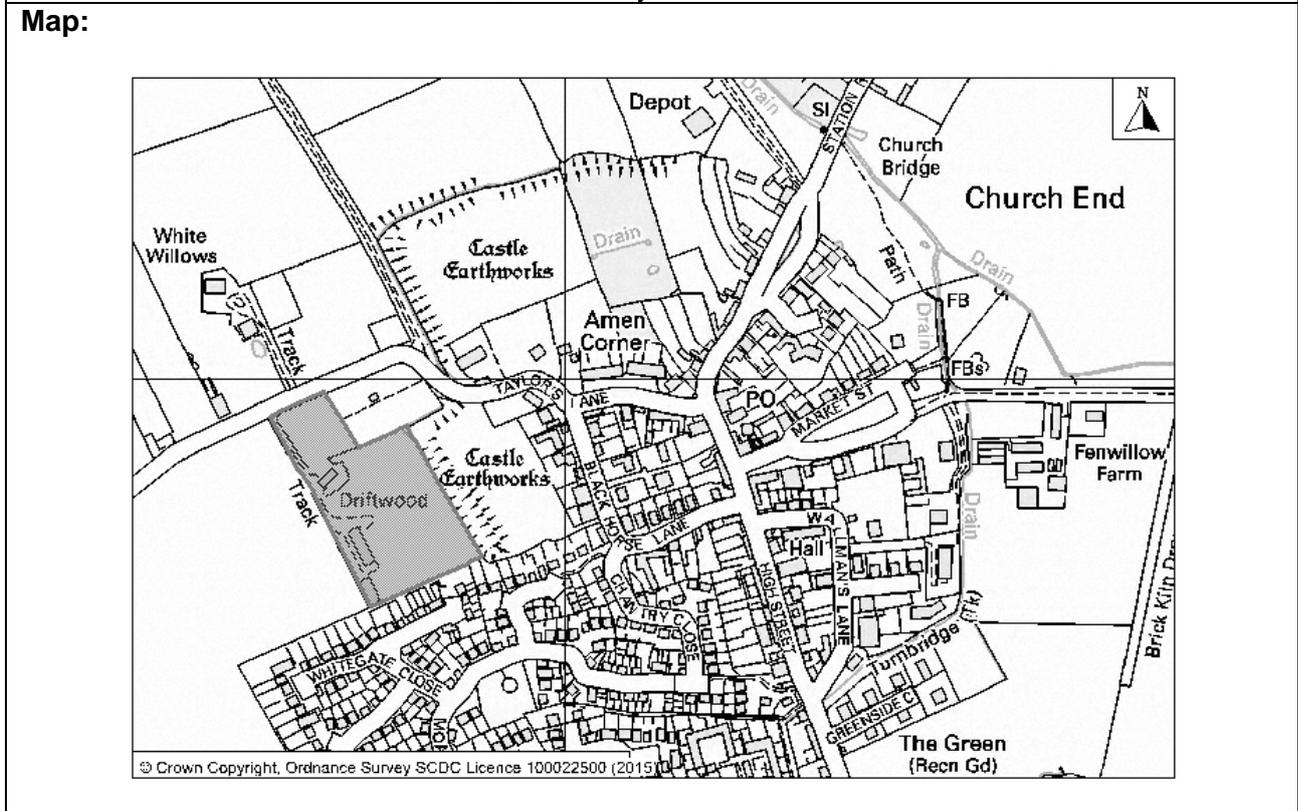
	scheduled monuments)?		village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk The whole site is within Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).
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 Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 319m ACF from centre of the site to Swavesey 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?		G = <400m 244m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,388m ACF from centre of site to The Surgery, Swavsey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would be contrary to the open and informal character of this part of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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		GREEN = Existing infrastructure likely to be sufficient.

	in key community services and infrastructure, including communications infrastructure and broadband?		Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation
Education Capacity	Is there sufficient education capacity?		RED = School capacity not sufficient, constraints cannot be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		G = <400m 357m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.8km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16
Distance: bus stop / rail station			GG = Within 400m (6) 231m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport			G = 21 to 30 minutes (4)

journey time to City Centre			23 Minutes from Swavesey to St. Ives.)
Distance for cycling to City Centre			G = 5km to 10km (4) 5.46km ACF from the centre of the site to St. Ives Market
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 13,365m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC250	
Consultation Reference numbers:	
Site name/address: Driftwood Farm, Swavesey	



Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site adjoins residential development to the south and a farm to the north with agricultural land. To the east is an area of grassland which is a nationally important archaeological site. To the north east lies allotments and a cemetery. To the west lies open agricultural land. The site comprises a mix of uses including residential to the north with a couple of small business units to the south west, the remainder of the land is predominantly open land. The site is well enclosed by hedgerows on all sides.

Note: the site adjoins site 71 to the west.

Current use(s): Mixed uses including residential and commercial.

Proposed use(s): 10 dwellings with potential for public open space

Site size (ha): South Cambridgeshire: 1.74 ha.

Potential residential capacity: 47 dwellings (30 dph)

LAND	
PDL	Would development make use of previously developed land?
	RED = Not on PDL
	Mixed use site including residential and commercial - a small part of the site to the south west is previously developed land.

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Majority of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) A small part of the site was formerly used for agricultural / commercial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will 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. 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.
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. A footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	distinctiveness of landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area.</p>
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,		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle.</p>

	registered parks and gardens and scheduled monuments)?		Part of the site is within the Conservation Area. The site contributes to the setting of the Conservation Area and Scheduled Ancient Monument and development of this site has the potential to have a significant impact on their setting.
CLIMATE CHANGE			
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 and a very small part of the north east corner of the site is within Flood Zone 2.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Swavesey Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 205m ACF from centre of the site to land east of Moat Way, Swavesey
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?		G = <400m 331m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,436m ACF from centre of site to The Surgery, Swavesey
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

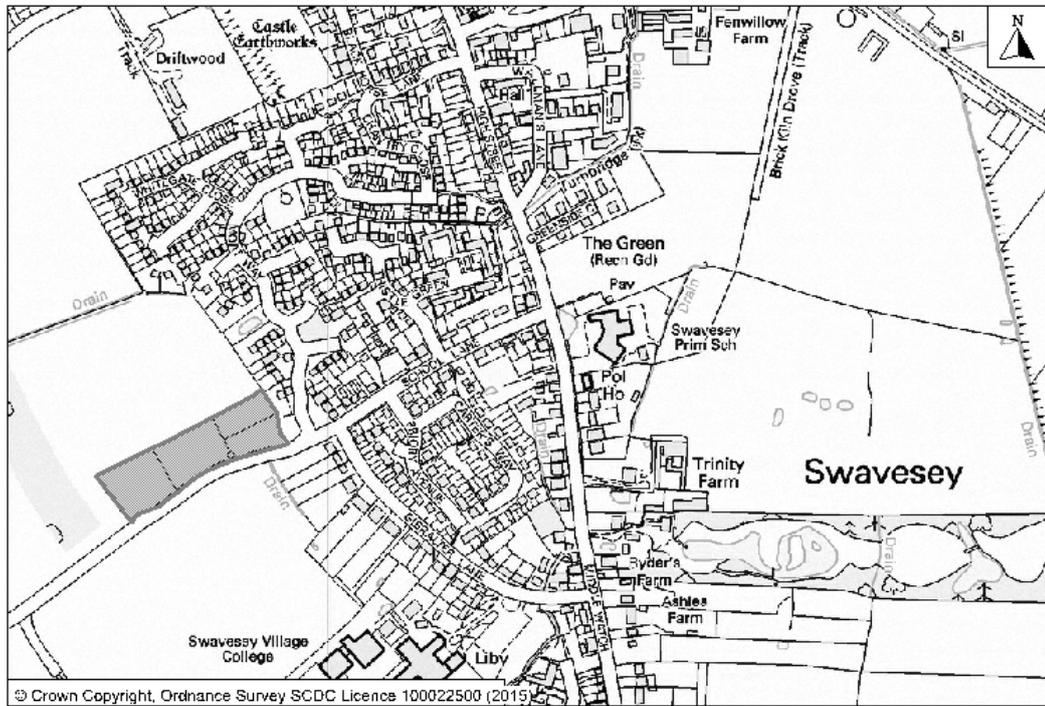
	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / 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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site is partly separated from the existing built-up area by a Scheduled Ancient Monument and forms part of the transition between built-up area and open countryside.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.9km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 601m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Swavesey Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 18
Distance: bus stop / rail station			GG = Within 400m (6) 368m ACF from the centre of the site to the nearest bus stop.
Frequency of Public			R = Hourly service (2)

Transport			
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			GG = Up to 5km (6) 4.96km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,809m ACF from centre of the site to Huntingdon Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway. It is unlikely the access could be improved without significant impact rural character and historic environment. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC287	
Consultation Reference numbers:	
Site name/address: Land adj to Fen Drayton Road Land adj to Fen Drayton Road	

Map:



Site description: The site lies to the north of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east. To the north, south and west is open agricultural land. The site comprises a series of semi enclosed paddocks used for grazing. There are hedgerows to the road frontage and adjoining residential properties, but otherwise the site is exposed to views across the wider countryside, although there is an area that has recently been planted with saplings to the west.

Note: the site adjoins site 71 to the north and site 65 to the south.

Current use(s): Paddock
Proposed use(s): Approximately 50 dwellings
Site size (ha): South Cambridgeshire: 1.30 ha.
Potential residential capacity: 26 dwellings (30 dph)

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

	to the loss of the best and most versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation 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?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	(Including International and locally designated sites)		
Biodiversity	Would 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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A bridleway lies approximately 615m to the west.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.

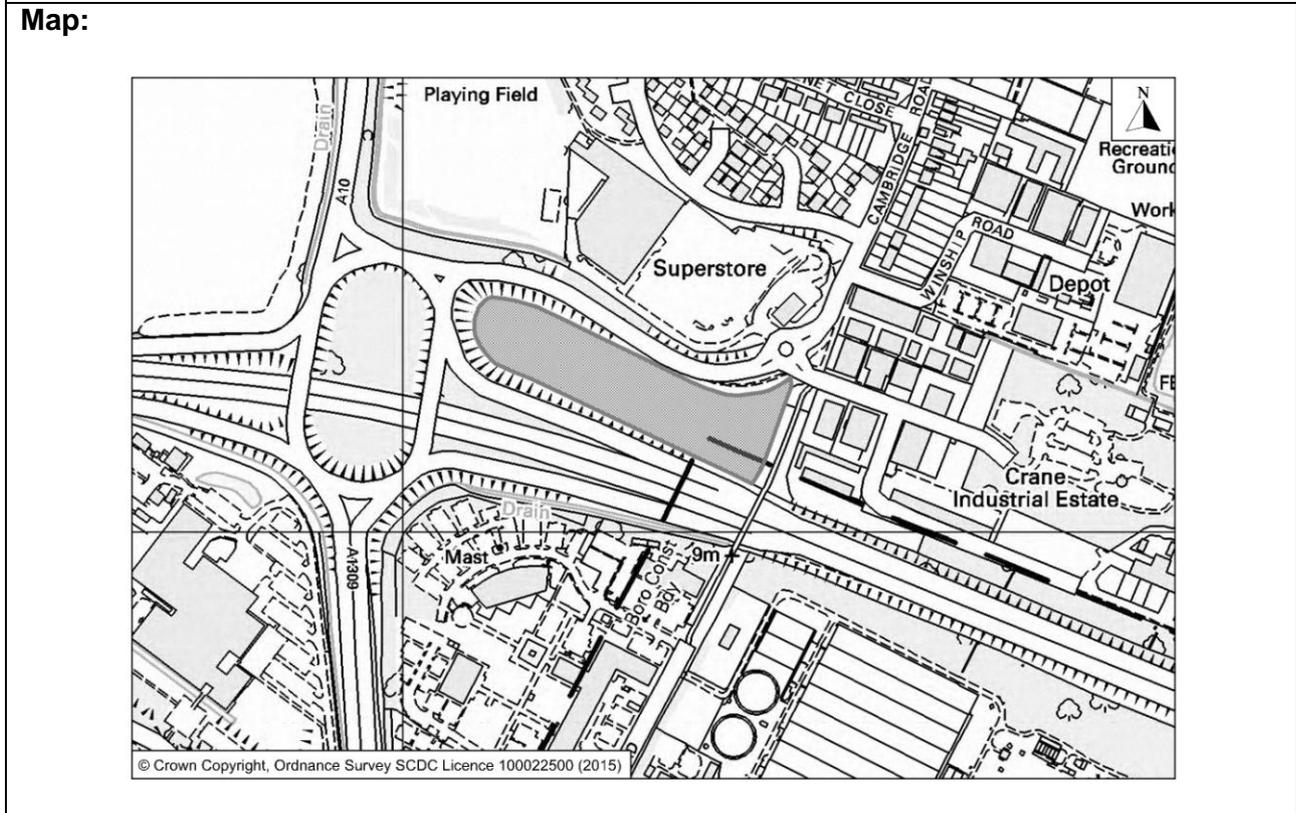
	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of a Grade II Listed windmill to the west. 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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = <1km or onsite provision</p> <p>0.6km ACF from centre of the site to Swavesey Recreation Ground.</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>GREEN = <400m or onsite provision</p> <p>324m ACF from centre of the site to land east of Moat Way, Swavesey.</p>
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 606m ACF to The White Horse pub which is surrounded by a cluster of other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 994m ACF from centre of site to The Surgery, Swavesey
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Development would constitute back land development, poorly related to the existing built-up part of the village.
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		GREEN = No effect or would support the

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		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 5.4km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream 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. 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. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and large deficit in secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 507m ACF from centre of site to Swavesey Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.3km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	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 Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail station			G = Within 600m (4) 455m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes from Swavesey to St. Ives
Distance for cycling to City Centre			G = 5km to 10km (4) 5.20km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 12,926m ACF from centre of the site to Huntingdon 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 Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SCEM1	
Consultation Reference numbers:	
Site name/address: Land between A14 and Milton, Milton	



Site description: Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.

Current use(s): Open grass and scrubs

Proposed use(s): Employment development

Site size (ha): South Cambridgeshire: 1.79 ha.

Potential residential capacity: N/A

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

	versatile agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Air quality issues associated with the A14 but likely to be capable of appropriate mitigation for employment development.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14 986m ACF from edge of site to AQMA, 14m ACF from edge of site to A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Noise issues associated with the A14 but likely to be capable of appropriate mitigation for employment development.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
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 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		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

	International and locally designated 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 infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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. The site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Site is important for maintaining the separation and setting of Milton.
Green Belt	What effect would the development of this site have on		RED = Significant negative impact on Greenbelt purposes The site has been identified as important in

	Green Belt purposes?		maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.
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
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
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?		G = <400m
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m

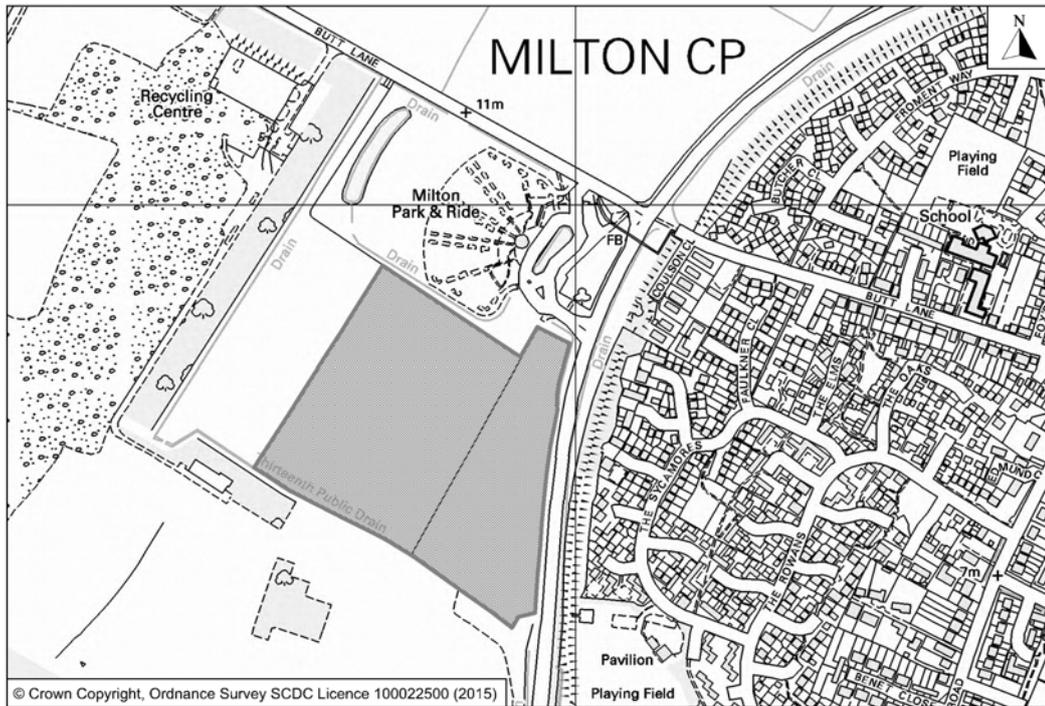
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site is surrounded by roads, including the busy A14 and A14 / A10 junction.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Site is proposed for employment
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 Site is proposed for employment

	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
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Site is adjacent to the Jane Costen Cycle Bridge and routes into the City centre.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total score 21
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 15 minutes (Winship Road, Milton to Cambridge, Drummer Street)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 3997m ACF from centre of the site to Waterbeach Station

	station?		
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM2	
Consultation Reference numbers:	
Site name/address: West of the A10 and south of the Park & Ride, Milton	

Map:



Site description: Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton.
The land comprises an open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.
Current use(s): Agricultural land
Proposed use(s): Employment development
Site size (ha): South Cambridgeshire: 9.5 ha.
Potential residential capacity: N/A

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 agricultural land (Grades 1 and 2) - small

	best and most versatile agricultural land?		site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		AMBER = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts The site is adjacent to Milton Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management operations.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1000m of an AQMA, M11 or A14 792m ACF from edge of site to AQMA. 272m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Some possible noise from the A14 and neighbouring operational landfill, waste disposal and recycling site. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and a poor quality living environment and possible nuisance.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required
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 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 Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing 0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing 297m ACF from centre of the site to Milton Recreation Ground

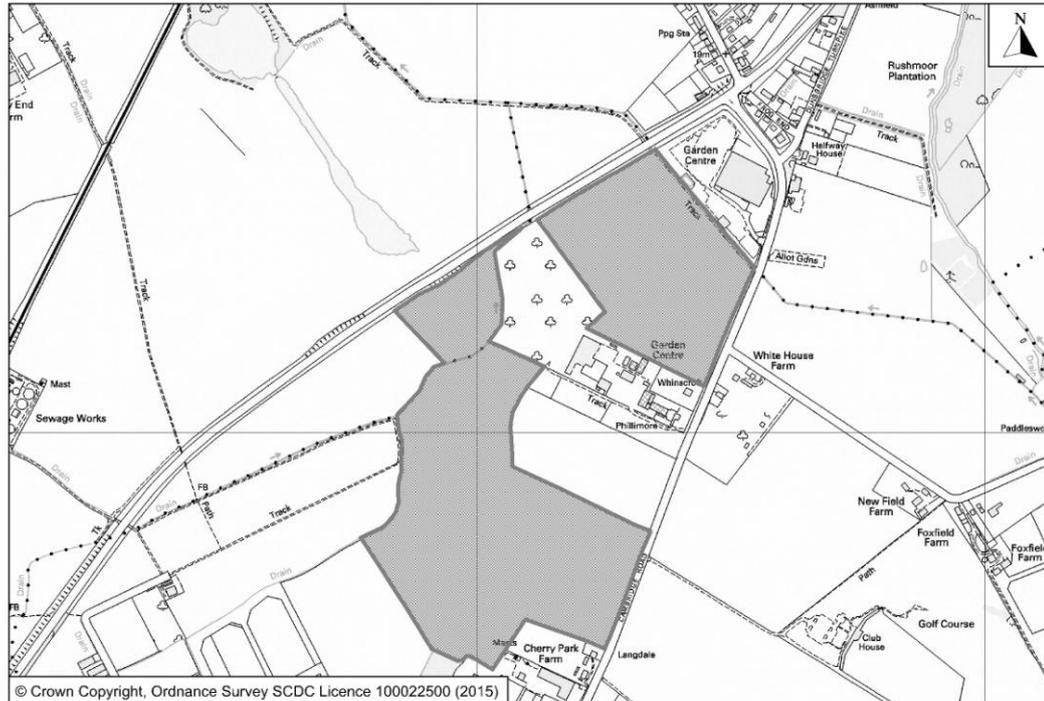
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, High Street)
Distance: 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 889m ACF from centre of site to Milton 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. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing 736m ACF from centre of site to Milton C of E Primary School
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing 2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station			GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service (99 P&R service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,943m 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM5	
Consultation Reference numbers:	
Site name/address: Land North of Melbourn South of the A10	

Map:



Site description: Large arable fields located to the north east of Melbourn. The site lies between the A10(S) and Cambridge Road, on either side of a camping and caravan site. A garden centre lies to the north east and the site is surrounded on all other sides by large arable fields.

Current use(s): Arable fields

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 33.5 ha.

Potential residential capacity: N/A

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

	agricultural land?		
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the A10 and the proposed development is of a significant size to have an impact on air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14. 13,696m ACF from edge of site to AQMA. 14,559m ACF from edge of site to A14. 6,488m ACF from edge of site to M11.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination.
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 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		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 International and locally designated 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 infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There are two protected trees situated on the road frontage of White House farm, Melbourn
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 CULTURAL HERITAGE			
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.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
Green Belt	What effect would		GREEN = No impact or Minor positive

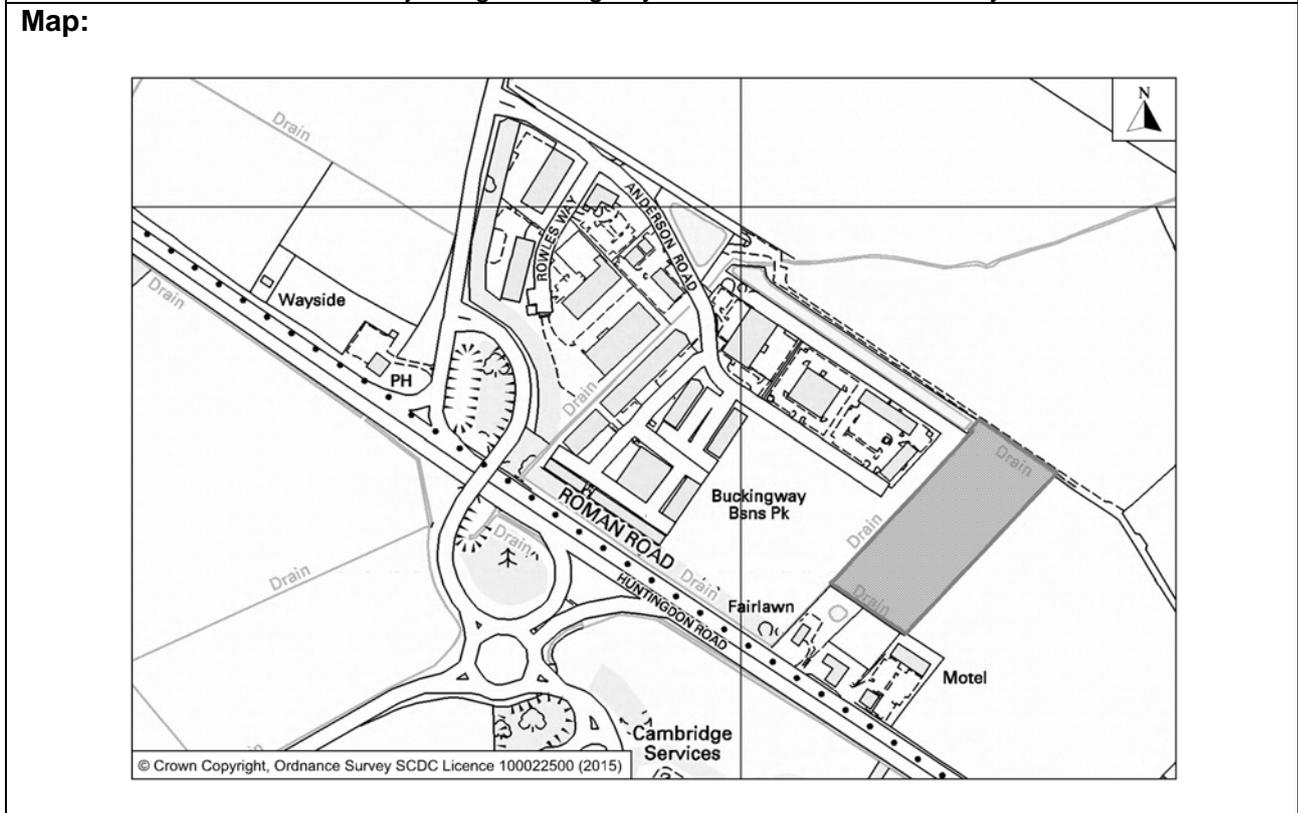
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
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 Parts of the site are within Flood Zones 2 and 3 and will require careful mitigation.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
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
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?		
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, isolated and not well related to the existing built-up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score 15
Distance: bus stop / rail station			G = Within 600m (4)
Frequency of Public Transport			R = Hourly service (2)
Public transport journey time to City Centre			GG = 20 minutes or less (6)
Distance for cycling to City Centre			A = 10km to 15 km (3)
Distance: Railway Station	How far is the site from an existing or proposed train		R = >800m 1,560m ACF from centre of the site to Meldreth Station

	station?		
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Employment Site
Site reference number(s): SCEM7	
Consultation Reference numbers:	
Site name/address: Land adjoining Buckingham Business Park, Swavesey	



Site description: Small arable field adjacent to the Buckingham Business Park. Site lies to the east of Buckingham Business Park and north of the A14 and service area. The site is surrounded on other sides by agricultural land.
Current use(s): Agriculture
Proposed use(s): Employment
Site size (ha): South Cambridgeshire: 2.1 ha.
Potential residential capacity: N/A

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

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		AMBER = <1,000m of an AQMA, M11 or A14. 100m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Some possible noise from the A14 and neighbouring commercial uses
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 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		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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)
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)
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		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting

	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is not proposed for housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is not proposed for housing
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
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
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

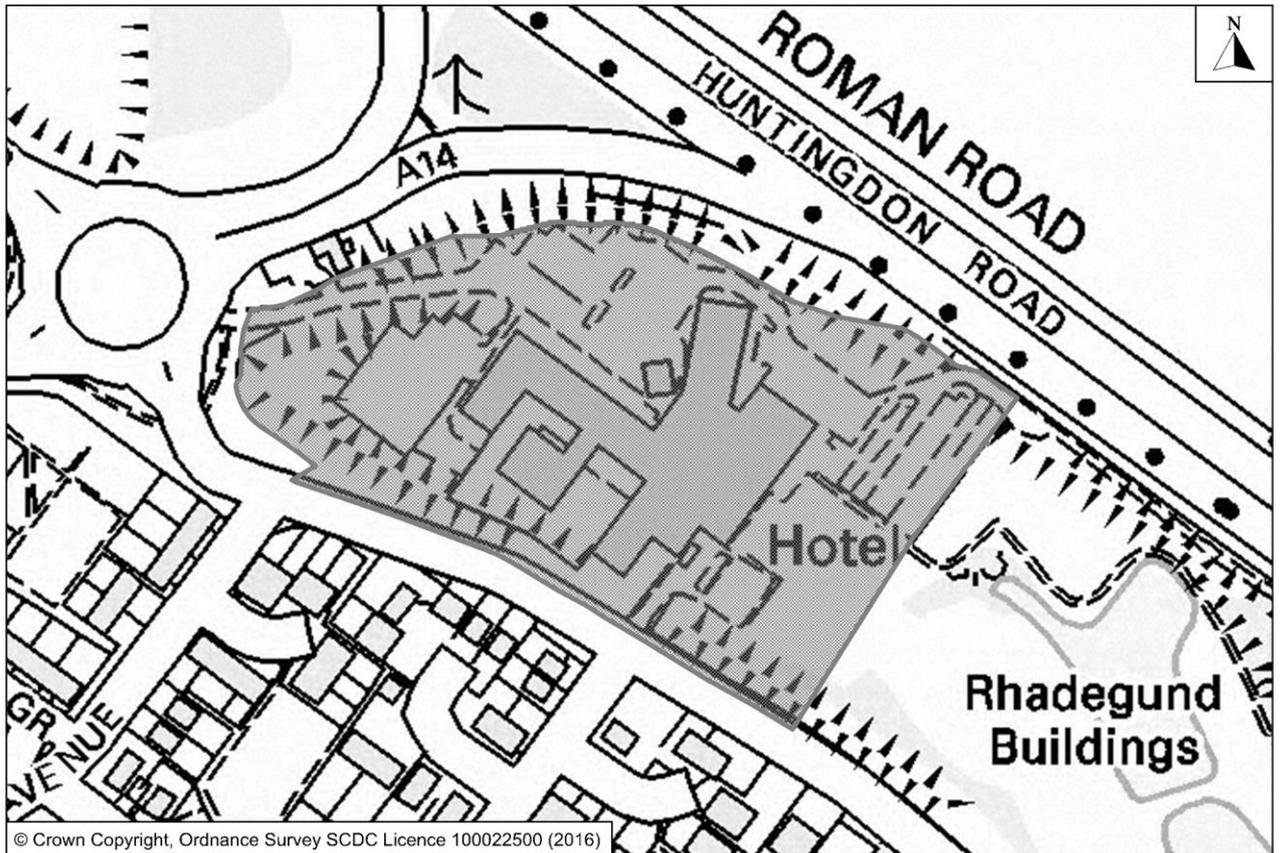
	and leisure (shops, post offices, pubs etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community. Adjacent to an existing business park
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? RED = >3km AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
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		GREEN = Existing infrastructure likely to be sufficient

	infrastructure, including communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places Site is not proposed for housing
Distance: Primary School	How far is the nearest primary school?		G = <400m Site is not proposed for housing
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is not proposed for housing
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		RED = Score 0-4 from 4 criteria below Total score 3
Distance: bus stop / rail station			RR= Beyond 1,000m (0)
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			RR= Greater than 50 minutes (0)
Distance for cycling to City Centre			A = 10km to 15 km (3)
Distance: Railway	How far is the site from an existing or		R = >800m 13,036 ACF from centre of the site to

Station	proposed train station?		Cambridge Station
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Site does not appear to have access to the highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC340	
Consultation Reference numbers: N/A	
Site name/address: Land at Hallmark Hotel, Bar Hill	

Map:



Site description: The site is located on the north eastern side of Bar Hill and adjoins existing residential to the west. The site is bound on three sides by road infrastructure; the A14 and its off-slip to the north and east, and Crafts Way, which forms a ring road around Bar Hill, to the south west. To the south lies an 18 hole golf course.

The site is currently in use as a hotel, with associated car parking and grounds.

Current use(s): Hotel with associated car parking and grounds

Proposed use(s): Residential development comprising 41 units of mixed size and tenure

Site size (ha): South Cambridgeshire: 2.88 ha.

Potential residential capacity: 65 dwellings (30 dph)

LAND			
PDL	Would development make use of previously		AMBER = Partially on PDL The site is currently in use as a hotel with

	developed land?		associated areas of hardstanding, including car parking.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		RED = Within or adjacent to an AQMA, M11 or A14 The site is situated immediately adjacent to the A14 and the majority of the site lies within an AQMA.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		RED = Significant adverse impacts incapable of appropriate mitigation Noise impacts - The north and east of the site bounds the A14, including A14 junction 29 roundabout. There are high levels of ambient / diffuse traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance noise guidance to determine the suitability of the site for residential use. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation

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 The hotel is set within extensive grounds, some of which may be lost to new development.
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 several protected trees on site, including a band of elm trees across the middle of the site and several individual trees in clusters around the northern and western edges of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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) Development is likely to be compatible as the site is located within an area which is already relatively urbanised; currently in use for a hotel and bounded on three sides by roads.
Townscape	Will it maintain and		AMBER = negative impact on townscape

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site for housing would be contrary to the pattern of development in this village. Residential development is currently contained within Crafts Way, which acts as a natural boundary.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk The northern part of the site is at high risk of flooding from surface water. High means the area has a chance of flooding of greater than 1 in 30 (3.3%) in any year. Site would have to provide appropriate mitigation measures.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.67km ACF from centre of the site to Bar Hill Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 171m ACF from centre of the site to land Between Acorn Avenue and Foxhollow
Gypsy &	Will it provide for		AMBER = No Impact

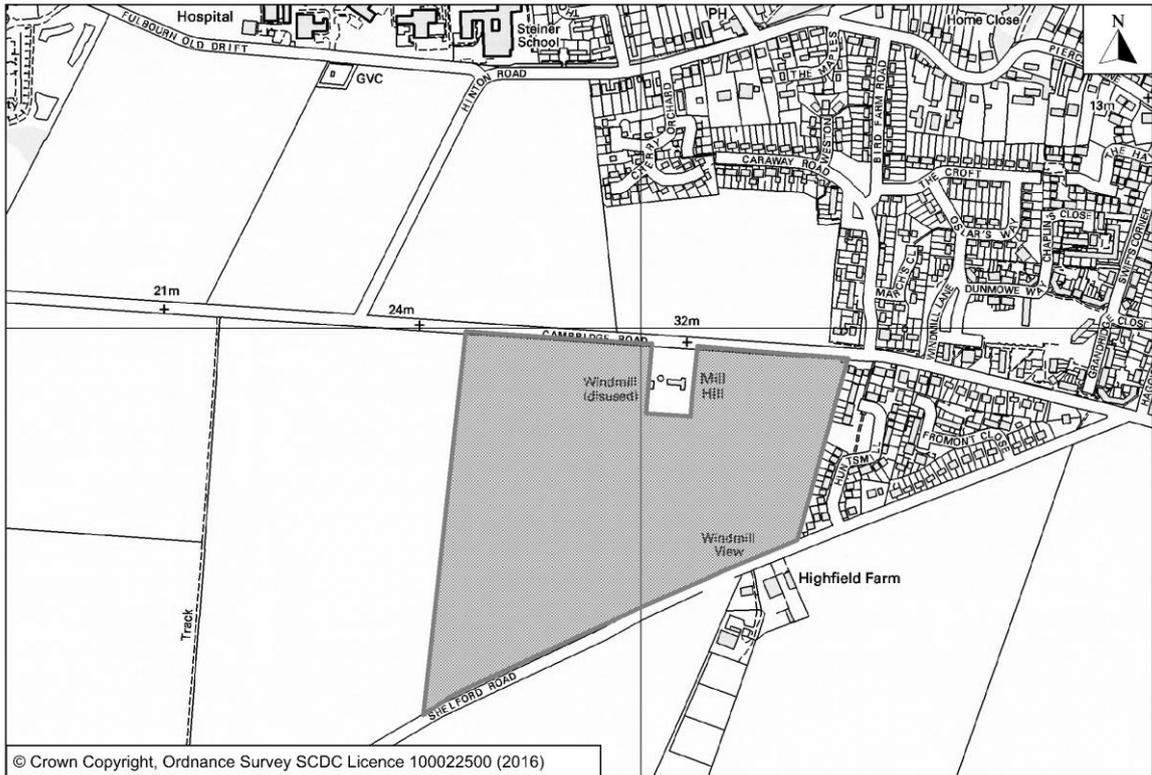
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 558m of nearest centre ACF (Bar Hill, Gladeside/Viking Way)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 580m ACF from centre of site to Bar Hill Health Centre, Bar Hill
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).
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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site surrounded on three sides by busy roads, including the A14 and northbound off-slip. Crafts Way, which acts as a ring road, separates the site from the existing built-up area of the village.
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		GREEN = No effect or would support the vitality

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 2.1km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). The site is currently in use as a hotel.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated A contribution to provide additional places will be required. Bar Hill Primary School is close to capacity but may have the potential to expand. However this may be constrained by the school's liability to flood. Swavesey VC expansion of 150 places included in current capital programme, further expansion may be required depending on the level of growth
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 550m ACF from centre of site to Ball Hill Community Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5km ACF from centre of site to Swavesey Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. The site is bound by busy roads without crossings or cycle routes. However, significant improvements planned as a result of A14 scheme.

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 = 18
Distance: bus stop / rail station			GG = Within 400m (6) 90m to nearest bus stop ACF (Bar Hill, Crafts Way, Acorn Avenue
Frequency of Public Transport			G = 20 minute frequency (4) Citi 5 (20min frequency) and Whippet 1A service (60min frequency) to Cambridge
Public transport journey time to City Centre			G = 21 to 30 minutes (4) Bus service takes 26 minutes to get to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.4km ACF from centre of site to Cambridge Station
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 10.1km ACF from centre of site to Cambridge Station
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts Small site, unlikely to offer improvements to cycling infrastructure.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC037a	
Consultation Reference numbers:	
Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	

Map:



Site description: The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a Listed windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views.

Note: this site adjoins site 245 to the north.

Current use(s): Agricultural
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 17.8 ha.
Potential residential capacity: 268 dwellings (30 dph)

LAND	
PDL	Would RED = Not on PDL

	development make use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land The whole site is Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse Impact / worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact - low to medium risk. The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible		GREEN = Site not within or adjacent to an

	contamination on the site?		area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 1, 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for 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,		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	through delivery of and access to green infrastructure?		<p>Neutral impact (existing features retained, or appropriate mitigation possible).</p> <p>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>RED = Significant negative impact on Greenbelt purposes</p> <p>UPDATE INNER GREEN BOUNDARY STUDY 2015</p> <p>This sector (Sector 13, sub area 13.1) plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. It plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation</p>

			<p>Area at Fulbourn Hospital.</p> <p>This sector is all assessed to be Supportive landscape. The Gog Magog Hills are a distinctive feature in the settling of Cambridge in their own right, but they also form a backdrop to the city in views out to the surrounding landscape. They are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. In addition, the eastern end of the sector forms part of the setting to the village of Fulbourn and Fulbourn Hospital.</p> <p>Any form of development extending onto the slopes of the Gog Magog Hills would substantially harm one of the key components of the setting of the city.</p>
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)?		<p>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</p> <p>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies to the north west and Fulbourn Conservation Area further to the north. Adverse effect due to loss of important countryside setting to village and Conservation Areas and due to slope of land. 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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

	accessible open space?		Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.5km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 869m ACF from centre of the site to land at Roberts Way, Fulbourn
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m Assume onsite provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 928m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.

Community Facilities	Will it encourage and enable engagement in community activities?		<p>GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.</p> <p>No facilities lost, and no new facilities proposed directly as a result of the development.</p>
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		<p>RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>The development scale and location of the site would create a large extension to the village which poorly relates to the existing built-up area.</p>
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?		<p>AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		<p>GREEN = No effect or would support the vitality and viability of existing centres.</p> <p>Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.</p>
Employment - Accessibility	How far is the nearest main employment centre?		<p>AMBER = 1-3km</p> <p>1.2km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)</p>
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		<p>G = No loss of employment land / allocation is for employment development.</p>
Utilities	Will it improve the level of investment in key community services and infrastructure,		<p>GREEN = Existing infrastructure likely to be sufficient.</p> <p>Major utilities Infrastructure improvements required, but constraints can be addressed.</p>

	including communications infrastructure and broadband?		The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,100m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6.4km ACF from centre of site to Sawston Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		AMBER = Score 10-14 from 4 criteria below Total score of 14
Distance: bus stop / rail station			G = Within 600m (4) 578m ACF from the centre of the site to the nearest bus stop (Fulbourn, Cambridge Road, opp Windmill Lane)
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.57km 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?		4,928m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.</p> <p>Minor negative effects incapable of mitigation. Capacity constraints - The Highway Authority believes that access to local road network will potentially have capacity and safety constraints (e.g. Hospital Roundabout at Cherry Hinton is a cluster site). Cherry Hinton Road, Limekiln Hill Road and Granhams Road / Babraham Road junction likely to need improvements to accommodate development traffic.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>GREEN = Significant improvements to public transport, cycling, walking facilities.</p> <p>The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.</p>

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC038a	
Consultation Reference numbers:	
Site name/address: Land north of Cambridge Road, Fulbourn	

Map:



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 037 to the south and 109 to the east.

Current use(s): Agricultural
Proposed use(s): Employment – office and research and development uses as an extension to Capital Park
Site size (ha): South Cambridgeshire: 11.08 ha.
Potential residential capacity: N/A

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 versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (11.08 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. There are also industrial / commercial type units to north at Ida Darwin but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. Site is adjacent to current industrial / commercial use and may need investigation.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the

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

			mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>RED = Significant negative impact on Green Belt purposes</p> <p>UPDATE INNER GREEN BOUNDARY STUDY 2015</p> <p>This sector (Sector 13, sub area 13.2) plays a key role in the setting of the south east of Cambridge, with the foothills of the Gog Magog Hills forming the backdrop to views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south east, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. It plays a key role in the remaining separation between Cambridge and Fulbourn, as well as the setting of the windmill on Mill Hill and the Conservation Area at Fulbourn Hospital.</p> <p>Any development within sub area 13.2 would compromise the separation between Fulbourn and Cambridge, and impact on the relationship with the Fulbourn Hospital Conservation Area and the limited remaining separation between Fulbourn and Cambridge. No Green Belt release should be contemplated in this sub area.</p>

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)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The site forms an important part of the setting of the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>AMBER = 1-3km</p> <p>1.8km ACF from centre of the site to Teversham Recreation Ground.</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>AMBER = 400 - 800m</p> <p>663m ACF from centre of the site to land at Roberts Way, Fulbourn.</p>
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		<p>AMBER = No Impact</p> <p>No effect on pitch or plot provision.</p>
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		<p>R = >800m</p> <p>Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.</p>
Distance: City Centre	How far is the site from edge of defined Cambridge		R = >800m

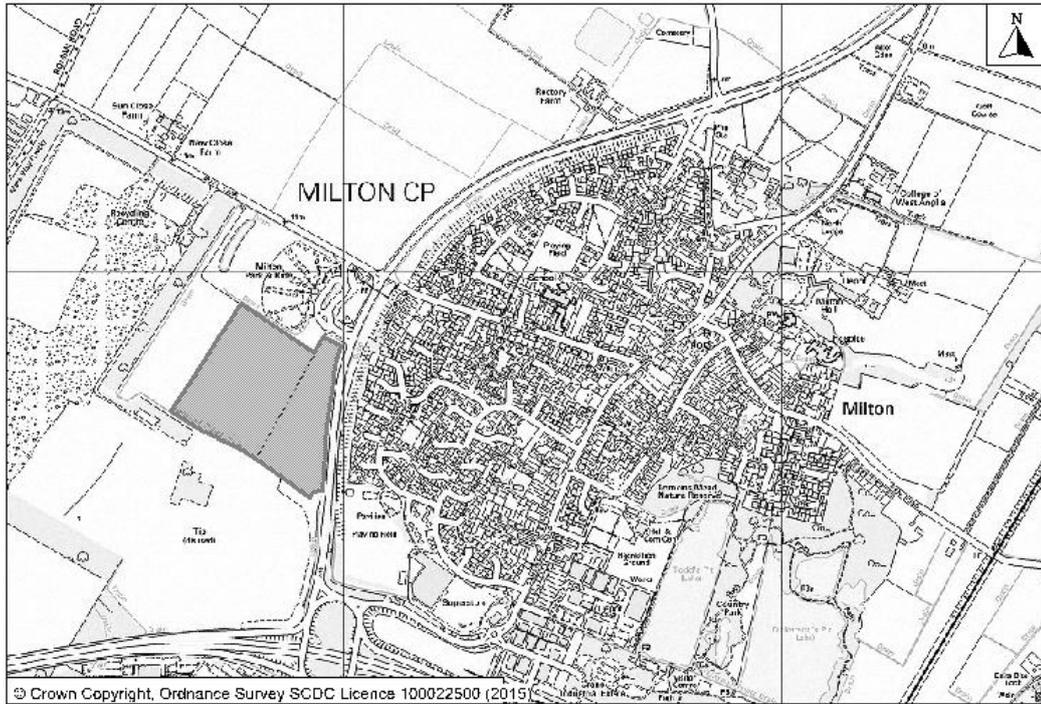
	City Centre?		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,392m ACF from centre of site to Fulbourn Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poorly related to the existing built-up part of the village, located some distance to the west. However, the site adjoins other employment at the Fulbourn and Ida Darwin Hospitals.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres.
Employment - Accessibility	How far is the nearest main		GREEN = <1km or allocation is for or includes a significant element of

	employment centre?		employment or is for another non-residential use. Site proposed for employment uses. 0.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
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 Site proposed for employment uses.
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. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,210m ACF from centre of site to Bewick Bridge Primary School, Cherry Hinton.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6.0km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail			GG = Within 400m (6)

station			189m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.86km 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 4,253m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC327a	
Consultation Reference numbers:	
Site name/address: Land west of A10, Milton	

Map:



Site description: The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.

The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.

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

Proposed use(s): Employment / sui generis

Site size (ha): South Cambridgeshire: 9.54 ha

Potential residential capacity: N/A

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 versatile agricultural land?		Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		<p>AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.</p> <p>Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is located close to the Councils' Air Quality Management Area and the proposed development is of a significant size to have an impact on air quality. Air quality assessments will be required to assess the impact of this development along with provision of a Low Emissions Strategy.</p>
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		<p>AMBER = <1,000m of an AQMA, M11 or A14</p> <p>792m ACF from edge of site to AQMA.</p> <p>272m ACF from edge of site to A14.</p>
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)?		<p>RED = Significant adverse impacts incapable of appropriate mitigation</p> <p>Possible traffic noise from the A10 and A14, with prevailing winds are from the south west. Noise from neighbouring landfill / waste disposal / recycling site.</p> <p>Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well-being and possible nuisance. An odour assessment will be required.</p>
Contamination	Is there possible contamination on the site?		<p>AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)</p> <p>Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required</p>

Water	Will it protect and where possible enhance the quality of the water environment?		<p>GREEN = No impact / Capable of full mitigation</p> <p>Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).</p>
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		<p>GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).</p>
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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>GREEN = Site does not contain or adjoin any protected trees</p>
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>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.</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			

Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</p> <p>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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Flood Zone 1 and no drainage issues that cannot be appropriately addressed</p>
HUMAN HEALTH 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

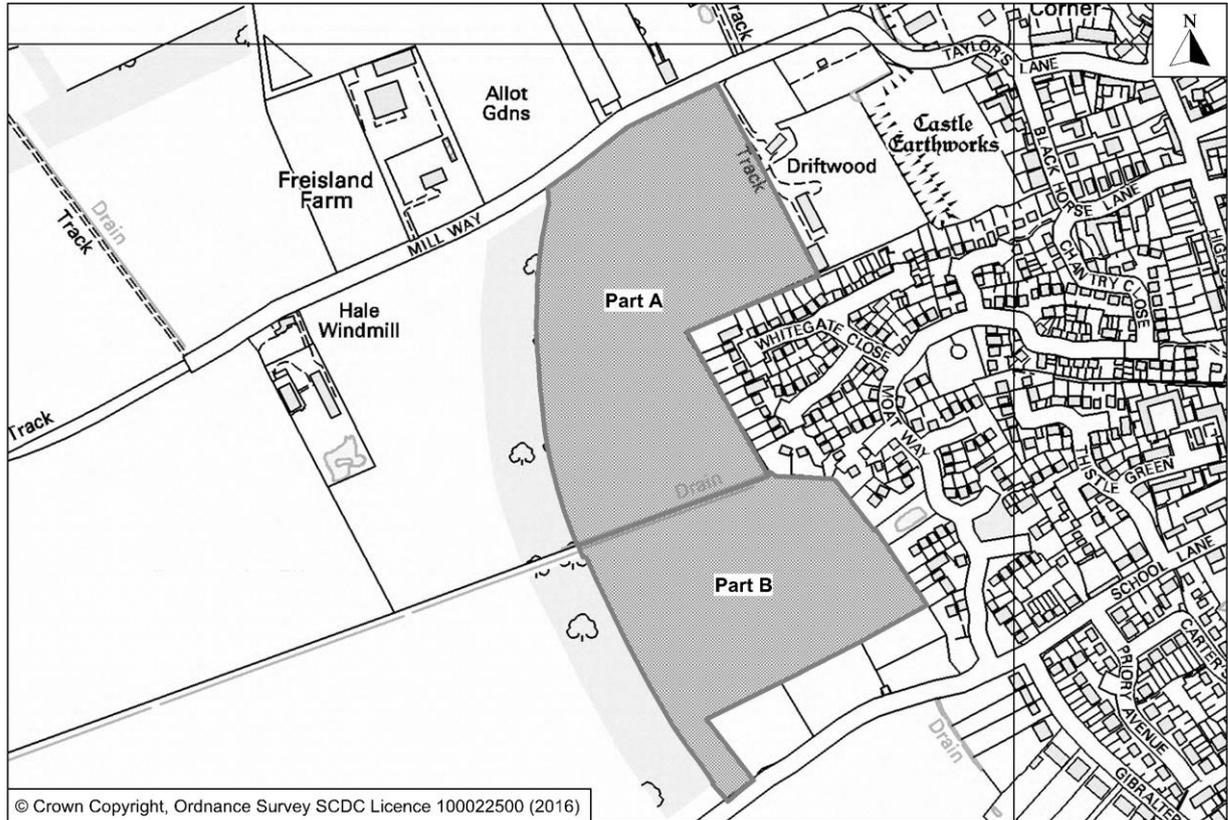
	space?		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Milton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 297m ACF from centre of the site to Milton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m of nearest centre ACF (Milton, 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 889m ACF from centre of site to Milton 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. The proposal involves the loss of an area of the golf course but all other facilities are being retained.
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?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site separated from the village facilities and services by the busy A10.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		AMBER = Not within or adjacent to the 40% 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?		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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use Site proposed for employment / sui generis uses. 0.4km ACF from centre of site to South Cambridgeshire 007C (Cambridge Science Park and St Johns Innovation Centre)
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 Site proposed for employment / sui generis uses.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places.
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 736m ACF from centre of site to Milton C of E Primary School.
Distance:	How far is the		A = 1 to 3 km

Secondary School	nearest secondary school?		2.2km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 Total Score of 24
Distance: bus stop / rail station			GG = Within 400m (6) 292m to nearest bus stop (Milton, Park and Ride)
Frequency of Public Transport			GG = 10 minute frequency or better (6) 10 minute service (99 P&R service)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.65km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,943m 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC071a	
Consultation Reference numbers:	
Site name/address: Land South of Hale Road, Swavesey	

Map:



Site description: The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.

Note: the site adjoins the remainder of site (Part B) and site 250 to the east.

Current use(s): Agricultural
Proposed use(s): Residential development
Site size (ha): South Cambridgeshire: Part A = 6.42 ha. Part B = 4.36 ha.
Potential residential capacity: 144 dwellings (30 dph)

LAND	
PDL	Would development make RED = Not on PDL

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse Impact / worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	(Including International and locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>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.</p>
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?		<p>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west</p>
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is very open and rural in character and development on this site would be harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village.</p>

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. It would constitute back land development. The majority of the site is within Flood Zones 2 and 3, with the remaining land in a pocket to the north. It would be difficult to develop such a site and integrate it into the built form of the village.</p>
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)?		<p>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</p> <p>Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the wider setting of a Grade II Listed windmill to the west. 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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		<p>RED = Flood Zone 3 / high risk</p> <p>Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation). The majority of the site is within Flood Zones 2 and 3, with the remaining land in a pocket to the north. It would be difficult to develop such a site and integrate it into the built form of the village.</p> <p>The promoter has undertaken a preliminary Flood Risk Scoping Assessment and considers the extent of the flood zones to be significantly less than indicated on the Environment Agency's flood maps. As such they consider the site should be considered as within Flood Zone</p>

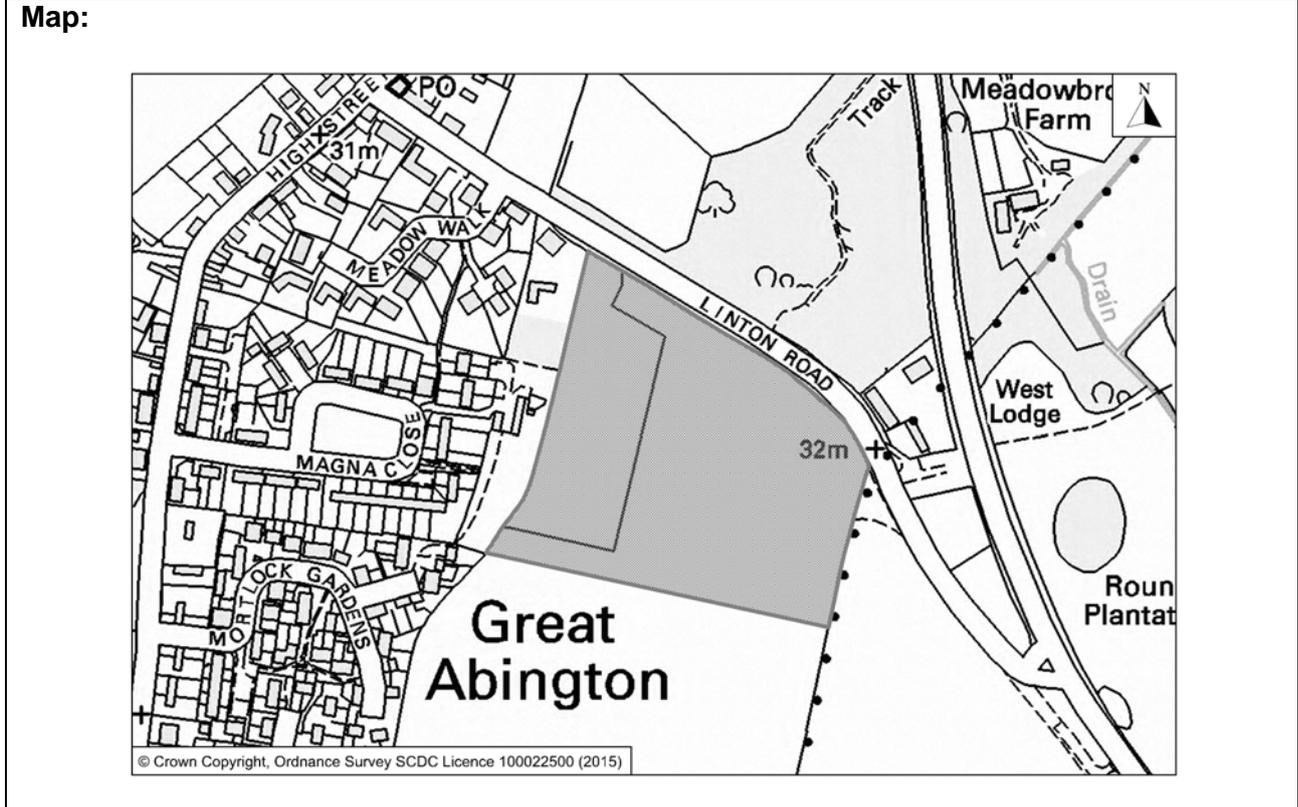
			<p>1 or 2 and not 3, pending further investigation.</p> <p>An awarded watercourse runs through the site. There is a significant amount of high, medium and low surface water flood risk on Site A. (Site B has a small amount of high, medium and low surface water flood risk towards the north of the site.) Both sites would have to take appropriate mitigation measures for each type of flood risk which may impact considerably on the deliverable density and viability. Flood risk is a concern for this site.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = <1km or onsite provision</p> <p>0.64KM ACF from centre of site to Swavesey Recreation Ground, Middle Watch</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>GREEN = <400m or onsite provision</p> <p>313m ACF from centre of the site to land at Land east of Moat Way</p>
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		<p>AMBER = No Impact</p>
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		<p>A = 400 - 800m</p> <p>608m of nearest centre ACF (Swavesey, High Street)</p>
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		<p>R = >800m</p>
Distance: GP Service	How far is the nearest health centre or GP service?		<p>R = >800m</p> <p>1,071m ACF from centre of site to Swavesey Surgery</p>
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs		<p>AMBER = No impact on facilities (or satisfactory mitigation proposed).</p> <p>No facilities lost, and no new facilities proposed directly as a result of the development.</p>

	etc?)		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses It would be difficult to develop such a site and integrate it into the built form of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.5km ACF from centre of site to South Cambridgeshire 005C (Bar Hill - Industrial Estate and Tesco)
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?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require local and upstream 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. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>The new extension at Swavesey Primary School will take its capacity to 330 places. This capacity will be taken up by developments already in the pipeline in the village. Any further expansion of the school will be difficult to mitigate on the existing site due to site and planning constraints. Further extensions would be difficult and expensive to build. A new, expanded, replacement school would require a site of approximately 2 hectares and would cost approximately £10M.</p> <p>A contribution towards additional secondary places will be required. Swavesey VC expansion of 150 places included in current capital programme, further expansion may be required depending on the level of growth.</p> <p>Promoter proposes that additional land is available for a primary school / early years facility.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A = 400 - 800m</p> <p>568m ACF from centre of site to Swavesey Primary School</p> <p>Promoter proposes that additional land is available for a primary school / early years facility. This may change the score to Green.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>G = Within 1km (or site large enough to provide new)</p> <p>0.4km ACF from entre of site to Swavesey Village College</p>
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		<p>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.</p>
HQPT	Is there High Quality Public Transport (at edge of site)?		<p>RED = Service does not meet the requirements of a high quality public transport (HQPT)</p>
Sustainable Transport	Scoring mechanism has		<p>GREEN = Score 15-19 from 4 criteria below</p>

Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		Total score of 13
Distance: bus stop / rail station			G = Within 600m (4) 424m to nearest bus stop ACF (Swavesey, Swavesey Village College, Grounds)
Frequency of Public Transport			A = Hourly service (2)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 minutes from Swavesey to St Ives.
Distance for cycling to City Centre			A = 10km to 15 km (3) 13.5km ACF from centre of site to Cambridge
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 1,2844m ACF from centre of site to Huntingdon 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 Although the site does not adjoin the road frontage, the promoter states that access to the site can be provided to the south-west of the Laragh Homes Development directly onto Fen Drayton Road. An initial highway assessment has indicated that there is sufficient capacity in local highway network and that appropriate visibility splays can be achieved. No capacity constraints identified, safe access can be achieved. The Highways Agency comment that most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term but it would be difficult to see more than a quarter of the identified capacity being deliverable.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Group Village (Parish Proposal)
Site reference number(s):	
Consultation Reference numbers:	Policy H/1:i
Site name/address:	Land at Linton Road, Great Abington



Site description: The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside. The site is an arable field enclosed by hedges. Part of the site is occupied by allotments.

Current use(s): Western part of the site is allotments, the remainder is agricultural land.

Proposed use(s): Residential, delivery of a new community orchard. Retention of allotments.

Site size (ha): South Cambridgeshire: 4.11 ha.

Potential residential capacity: 35 dwellings.

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

	to the loss of the best and most versatile agricultural land?		Small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Environmental Health has concerns about traffic noise from busy Linton Rd and from dog kennels nearby that can generate unpredictable noise. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			

Designated Sites	Will it conserve protected species and protect sites designated for 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)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation TPO trees on site boundary.
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. Part of site will be delivered as a community Orchard.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). Prominent site on this approach

			into the village and development would result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges and creation of a community orchard would mitigate impacts. (Updated)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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). Minor impact on the setting of a number of listed buildings and Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
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 Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision

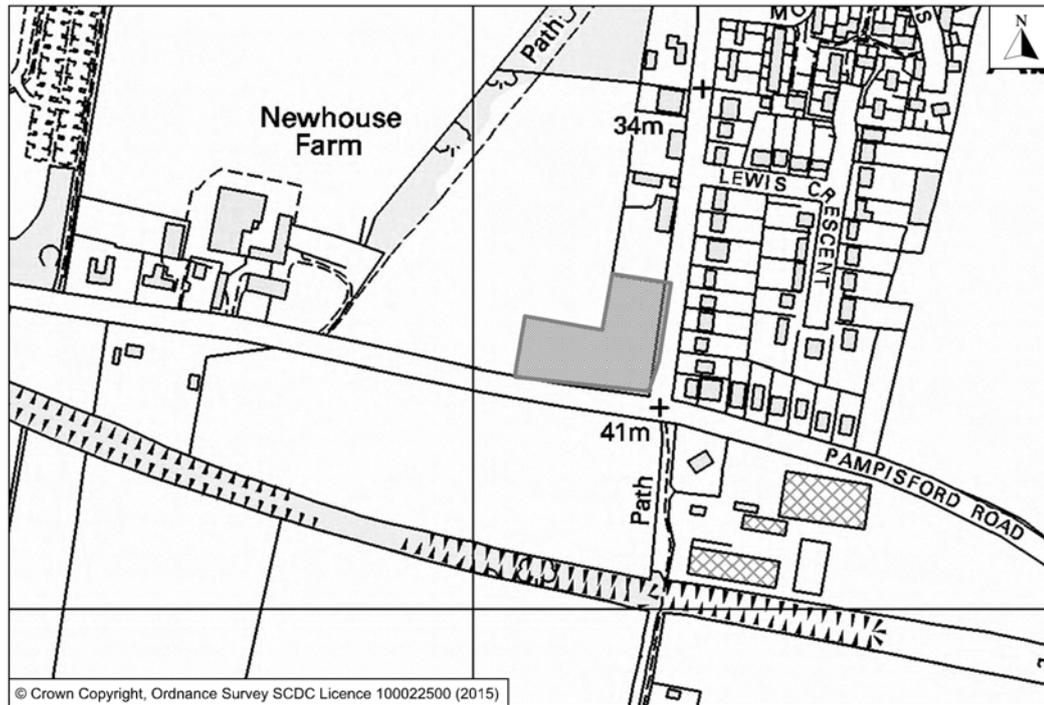
Outdoor Sport Facilities	nearest outdoor sports facilities?		
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 316 m ACF to the village Post Office - location represents of central point in relation to other services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
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?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		AMBER = Not within or adjacent to the 40% 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?		AMBER = 1-3km
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		G = <400m 360m.
Distance: Secondary	How far is the nearest secondary		A = 1 to 3 km

School	school?		2.7km Linton Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 319 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 28 Minutes from Great Abington to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.03 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Highway Authority has concerns about accident record of the A1307. (Updated)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Group Village (Parish Proposal)
Site reference number(s): 211 (part)	
Consultation Reference numbers: Policy H/1:j	
Site name/address: Land at Pampisford Road / High Street, Great Abington	

Map:



Site description: The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house – Newhouse Farmhouse and gardens with mature trees adjoining the south - west. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area.

Current use(s): Agriculture

Proposed use(s): Residential.

Site size (ha): South Cambridgeshire: 0.55 ha.

Potential residential capacity: 12 dwellings

LAND		
PDL	Would development make use of previously developed land?	<div style="display: inline-block; width: 20px; height: 20px; background-color: red; vertical-align: middle;"></div> RED = Not on PDL

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Environmental Health has concerns about noise from nearby industrial uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.

BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for 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)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor negative Impact (Development conflicts with landscape character, with minor negative impacts incapable of mitigation). Prominent site on this approach into the village and development would

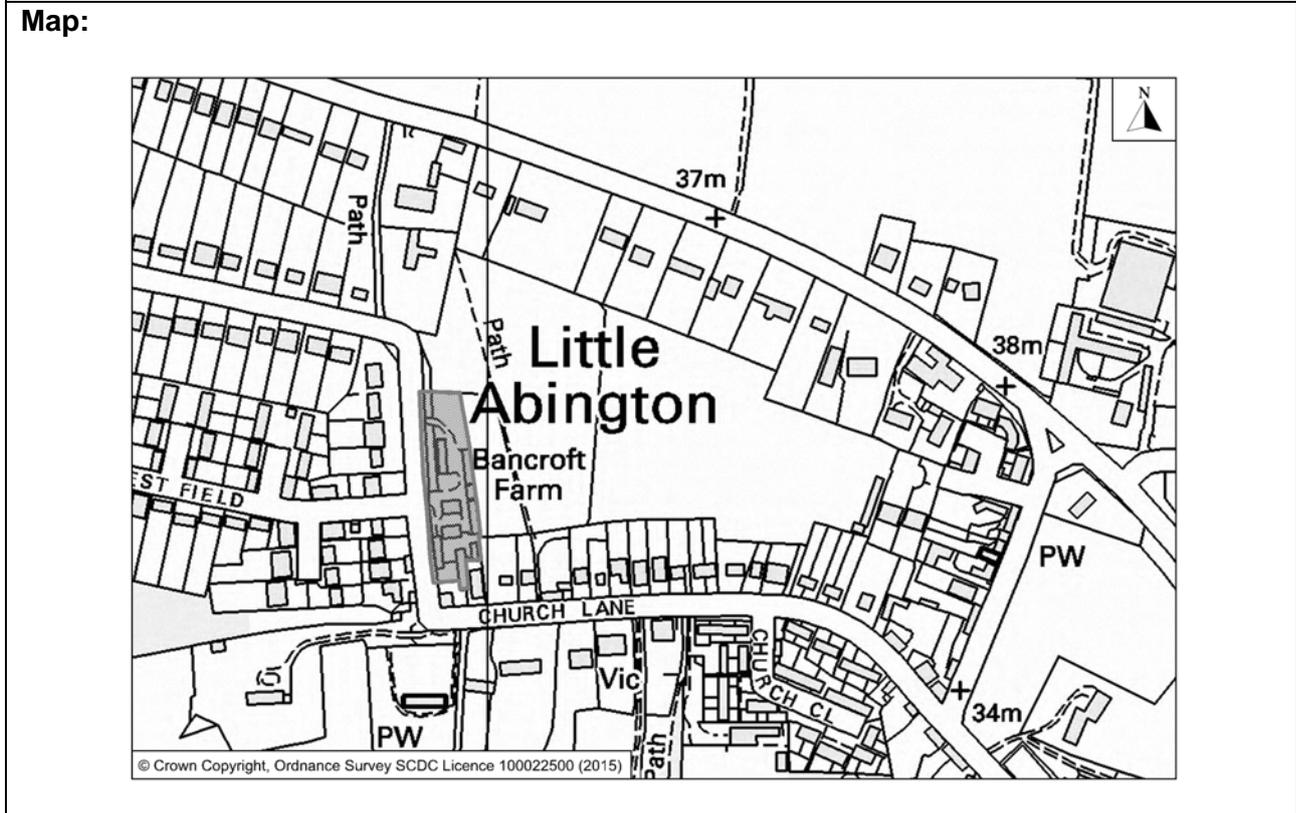
			result in the loss of openness and the rural character of this area. Retention of boundary trees and hedges would mitigate impacts.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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) . Minor adverse harm to listed buildings due to loss of farmland settings and backdrop to former farmstead and due to loss of visual link between adjacent farmsteads. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
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 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

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m
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?		A = 400 - 800m 661 m ACF to the village Post Office - location represents of central point in relation to other services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
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?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of 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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 2.8 km Linton Village College
TRANSPORT			

Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 99 m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 29 Minutes from Great Abington to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 9.69 km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Highway Authority has concerns about accident record of the A1307. (Updated).
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Group Village (Parish Proposal)
Site reference number(s): 028	
Consultation Reference numbers: Policy H/1:k	
Site name/address: Land at Bancroft Farm, Church Lane, Little Abington	



Site description: The site is the centre of Little Abington. It consists of a collection of former farm buildings and two silos that are part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings, which is enclosed by residential on all sides. To the south of the site are houses in Church Lane and beyond St Marys Church and parkland down to the River Granta. To the west of the site is residential.

Current use(s): Agriculture, redundant farm buildings

Proposed use(s): Residential.
 Proposed for 6 high quality cottages, retention of flint boundary wall, landscape buffer along rear edge of site.

Site size (ha): South Cambridgeshire: 0.42 ha.

Potential residential capacity: 6 dwellings

LAND		
PDL	Would development make	AMBER = Partially on PDL

	use of previously developed land?		Partly PDL, farmyard buildings.
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land Small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will be achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for 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 Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Site consists of derelict agricultural buildings and open space. There would be a net loss

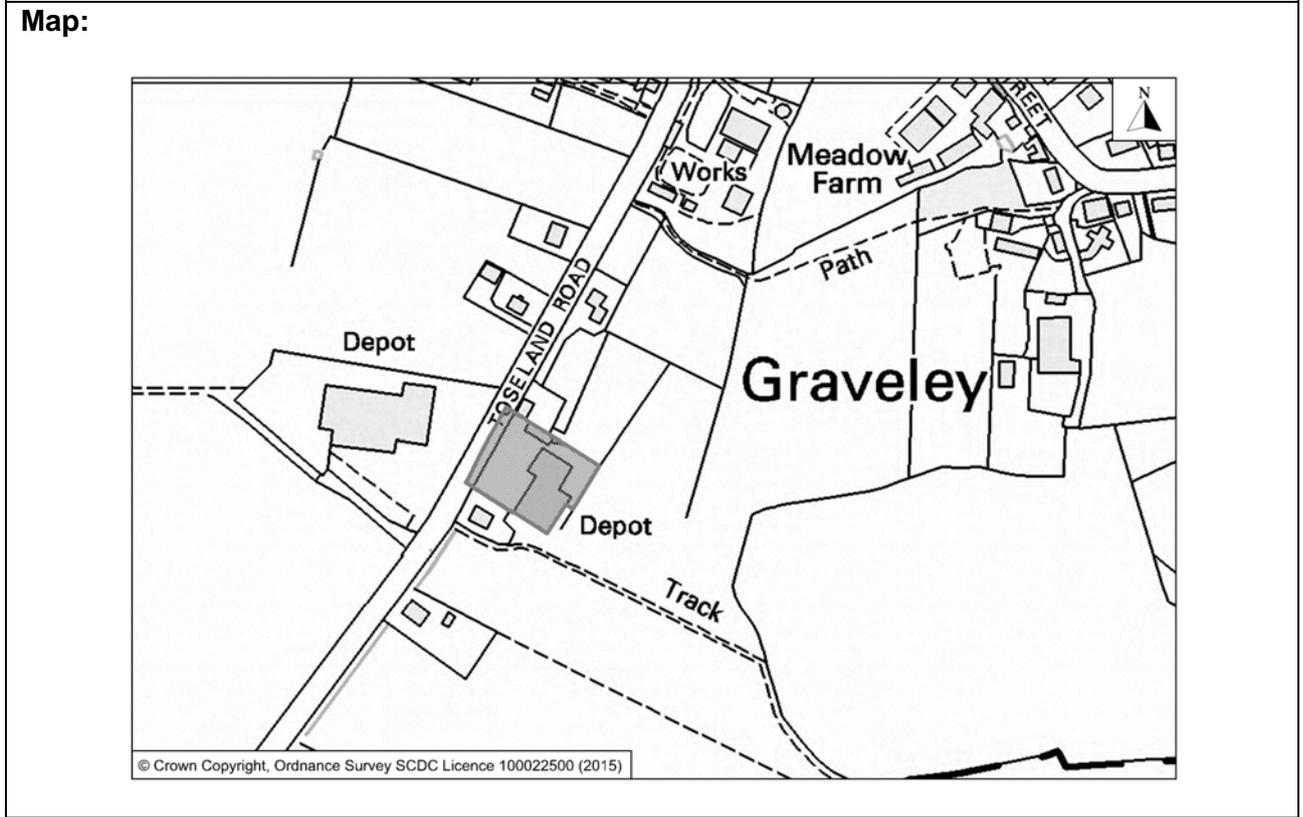
	character?		of open land. (Updated).
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Some loss of rural context to Bancroft Farm. However the farm buildings are growing increasingly derelict. Policy H1/k requires a high quality cottage development at a low density, retention of flint boundary wall and creation of a landscape buffer. (Updated).
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Some impact on the setting of a number of listed buildings including the Parish Church of Little Abington and properties in Church Lane. Policy provides for mitigation through requiring a high quality cottage development with retention of a flint boundary wall, development to enhance the Conservation Area, retention of a landscape buffer and a low density of development. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. (Updated)
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
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 Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?		
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 -800m
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?		G = <400m 197m ACF from the centre of the site to Church Lane, central in relation to services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
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?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

	deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.6 km Linton Village College

TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station			GG = Within 400m (6) 256m ACF from the centre of the site to the nearest bus stop (Cambridge Road).
Frequency of Public Transport			A = 30 minute frequency (3) 30 minute service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 27 Minutes from Little Abington to Cambridge.
Distance for cycling to City Centre			A = 10km to 15 km (3) 10.85km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Infill Village (Parish Proposal)
Site reference number(s):	
Consultation Reference numbers: Policy H/1:l	
Site name/address: Land at Toseland Road Graveley	



Site description: Depot site. Agricultural land to the east. Residential properties on either side of the road frontage.
Current use(s): Depot
Proposed use(s): Residential.
Site size (ha): South Cambridgeshire: 0.4 ha.
Potential residential capacity: 6 dwellings

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

	agricultural land?		and 2)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Previous agricultural use can be mitigated.
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 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		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	geodiversity? (Including International and locally designated 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 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 Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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 capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		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?		Would relate to local townscape character and offer opportunities for enhancement)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
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 Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		RED = >3km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact

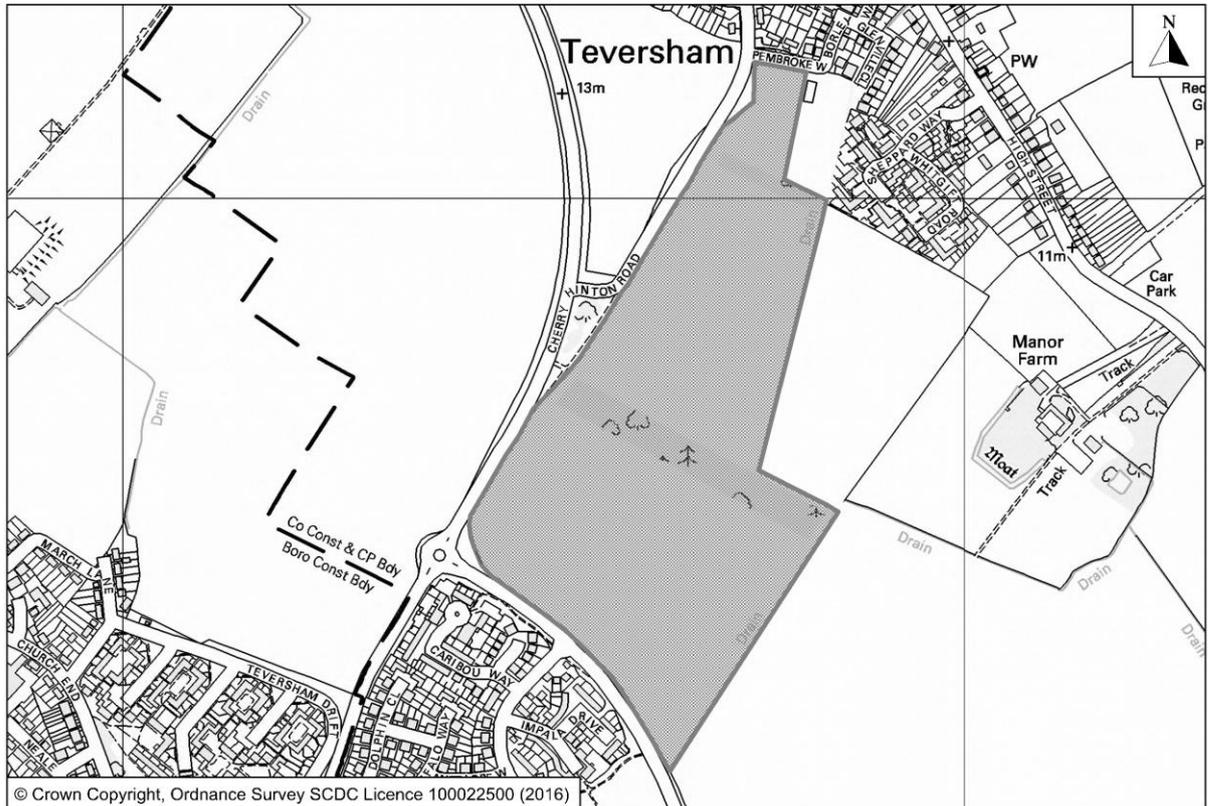
	Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 192m ACF to Graveley Village Centre (High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m
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?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
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,		GREEN = No effect or would support the vitality and viability of existing centres

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km
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.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places The village is served by Eltisley Primary School, and Longsands Secondary School. Impact of a development of this scale would be minimal.
Distance: Primary School	How far is the nearest primary school?		R = >800m 4.6km
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6km Cambourne Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		DARK RED = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of		DARK RED = Score 0-4 from 4 criteria below

	public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			RR= Beyond 1000m (0) 408 m ACF from the centre of the site to the nearest bus stop (Church Lane). However, there is only a bus service on Saturdays (with 2 bus journeys each way to Huntingdon). In light of the lack of a regular service it has not been scored.
Frequency of Public Transport			R= Less than hourly service (0) Less than Hourly service.
Public transport journey time to City Centre			RR= Greater than 50 minutes (0) 32 Minutes from Graveley to Huntingdon.
Distance for cycling to City Centre			G = 5km to 10km (4) 7.19km ACF from the centre of the site to Huntingdon Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Group Village
Site reference number(s): SC098a	
Consultation Reference numbers: N/A	
Site name/address: Land to the east of Cherry Hinton Road, Teversham	

Map:



Site description: The site lies to the south of Pembroke Way and east of Cherry Hinton Road, on the southern edge of Teversham. The site adjoins residential development to the north and south, and agricultural land to the east. The western edge is constrained by Cherry Hinton Road, beyond which, further to the west lies Cambridge Airport. To the south the site is bound by Gazelle way. The site comprises agricultural land and the northern part is enclosed by hedgerow, whilst to the south of a dense tree belt, which runs across the middle of the site, it becomes more exposed.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 17.9 ha.

Potential residential capacity: 269 dwellings (30 dph)

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

	land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Part of the site falls within the Waste Consultation Area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse Impact / worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Noise issues - The West of the site is adjacent to Cherry Hinton Road and Marshalls Airport. Air and Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and wellbeing and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation

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)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>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.</p>
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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

	green infrastructure?		
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.</p>
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from</p>

			<p>Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.</p>
Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>RED = Significant negative impact on Greenbelt purposes</p> <p>UPDATE INNER GREEN BOUNDARY STUDY 2015</p> <p>This sector plays a key role in the setting of the east of Cambridge, ensuring that Cambridge does not coalesce with Teversham or Fulbourn. It retains open countryside close to the edge of the city and provides visual relief from the urban edge. This sector prevents further sprawl of built development to the east of the city, ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present. Sub area 14.2 also plays a role in the setting of the Conservation Area at Fulbourn Hospital.</p> <p>It is unlikely that any development within this sector could be accommodated without substantial harm to Green Belt purposes. Any form of development would affect the separation between Cambridge and both Teversham and Fulbourn, as well as between the two necklace villages. It would also affect the rural setting of the villages. Development within sub area 14.2 would also impact on the relationship with the Fulbourn Hospital Conservation Area. No Green Belt release should be contemplated in this sector.</p>
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		<p>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</p> <p>Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.</p> <p>Listed Buildings – Grade II Listed Manor</p>

	scheduled monuments)?		<p>Farmhouse, Fulbourn Road lies 290m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</p> <p>Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</p> <p>The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.</p>
CLIMATE CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN = <1km or onsite provision</p> <p>0.73KM ACF from centre of site to Teversham Recreation Ground</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>GREEN = <400m or onsite provision</p> <p>289m ACF from centre of the site to land at Land south of Pembroke Way</p>
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		<p>A = 400 - 800m</p> <p>541m of nearest centre ACF (Teversham,</p>

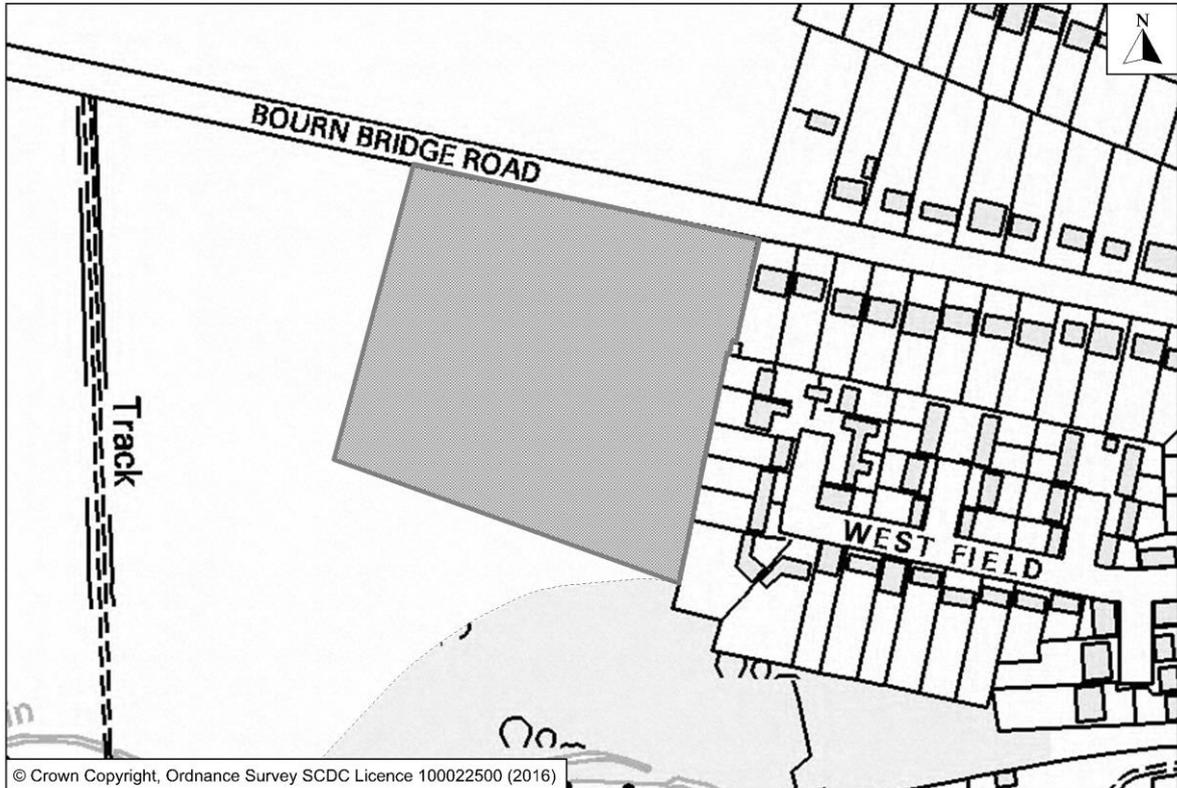
	centre?		High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 2,753m ACF from centre of site to Fulbourn Health Centre
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site would form a linear development along Cherry Hinton Road, effectively joining Teversham and Cherry Hinton, coalescing the two settlements.
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

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
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?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Contributions will be required. The development of this site for around 450 dwellings could generate a need for a number of early years places and a maximum of 160 primary school places and 113 secondary places. Any mitigation will depend on other developments in the vicinity and is linked to whether a new secondary school can be established on the east side of the city.
Distance: Primary School	How far is the nearest primary school?		GREEN: Site is beyond 726m from nearest primary school but is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 7.2km ACF from centre of site to Impington Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Local link (off-road) alongside Airport Way / Cherry Hinton Road to west of site.
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		DARK GREEN = Score 19-25 Total score = 21

	and quality of public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 377m to nearest bus stop ACF (Teversham, Cherry Hinton Road, opp Marshalls Close)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			A = 31 to 40 minutes (3) Citi 1 from Gazelle way takes 34 minutes to Drummer street, Central Cambridge.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.7km ACF from centre of site to Cambridge
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,453m from centre of site to Cambridge Station
Access	Will it provide safe access to the highway network, where there is available capacity?		RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge. The Highway Authority has concerns about the suitability of Cherry Hinton Road to serve development of this size and about traffic impact on Cherry Hinton High street.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	Group Village
Site reference number(s): SC025a	
Consultation Reference numbers: N/A	
Site name/address: Land south of Bourn Bridge Road, Little Abington	

Map:



Site description: The site is on the western edge of Little Abington south of Bourn Bridge Road. To the north is open countryside up to and beyond the A1307. To the west is the A11(T) with large arable fields beyond. To the east is residential. South is an area of woodland adjacent to the River Granta and beyond is the Granta Park employment area.

There is a further SHLAA site to the north – Site 24 and to the south east – Site 26.

Current use(s): Arable land

Proposed use(s): 50 dwellings

Site size (ha): South Cambridgeshire: 2.5 ha.

Potential residential capacity: 57 dwellings (30dph)

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

Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		AMBER = Minor loss of grade 1 and 2 land
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact.
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)?		<p>AMBER = Adverse impacts capable of adequate mitigation.</p> <p>The site is close to Granta Park with medium to large sized industrial / commercial units / uses.</p> <p>Officers are currently investigating ongoing industrial noise associated with The Welding Institute at Granta Park (welding research & development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. The Institute are currently considering expensive and substantial noise mitigation measures to abate the existing noise nuisance which is particularly complex as it involves low frequency noise which is very difficult to mitigate. The proposals would bring residential closer to these noise sources and whilst mitigation may abate a noise nuisance to existing it may still be a problem if noise sensitive premises were closer. Noise is paramount material considerations in terms of health and well being and providing a high quality living environment.</p> <p>It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such</p>

			<p>mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <p>Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute.</p> <p>Road Transport Noise A11 - The site is in close proximity to the A11. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm may be required. Noise may influence the design / layout and number / density of residential premises.</p> <p>Other environmental conditions (e.g. fumes, vibration, dust).</p>
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
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and		<p>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</p> <p>A County Wildlife Site follows the course of the River Granta.</p>

	locally designated 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 infrastructure)?		<p>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		<p>AMBER = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>Along the eastern boundary of the site adjoining the rear gardens of West Field there is a group of protected trees. In the parkland between Little Abington church and the river there are groups of protected trees – this parkland adjoins the south - eastern boundary of the site.</p>
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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<p>RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.</p> <p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River</p>

			<p>Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is within one of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and some protected trees along their boundaries with the site. Views into the site are screened by these.</p> <p>To the south east of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an intimate enclosed landscape.</p> <p>Along Bourn Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields.</p> <p>Development of this site would have a major adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington</p>
--	--	--	--

			<p>Hall which are all Grade II*. There would be loss of open landscape, which forms part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p>
<p>Townscape</p>	<p>Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?</p>		<p>RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.</p> <p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is within one of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and some protected trees along their boundaries with the site. Views into the site are screened by these.</p> <p>To the south east of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an intimate enclosed landscape.</p>

			<p>Along Bourn Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields.</p> <p>Development of this site would have a major adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. There would be loss of open landscape, which forms part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p>
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)?		<p>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</p> <p>Conservation Area – lies to the south-east of the site. Major adverse effect on the setting of the CA due to the loss of the rural approach to the CA and of the open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall at the core of the CA.</p> <p>Listed Buildings – To the north west of the site is The Temple café and restaurant – a Grade II listed building on the opposite side of Bourn Bridge Road – Major adverse effect on setting of Temple Farm due to loss of rural context. Little Abington church is a Grade II* listed building is to the south east of the site. Abington Hall is a Grade II* building within the Granta Park area south of the site – Major adverse effect on setting of group of buildings comprising Abington Hall and Parish Churches of Little Abington and Great Abington (Grade II*) due to the loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p> <p>Non-statutory archaeological site - Round</p>

			barrows and long barrows are known to the north and within this area. The area is also the site of the Babraham Water Meadows, constructed in the 16th century. We would object to the development of this site. It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.
CLIMATE CHANGE			
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 low risk of flooding from surface water.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.75km ACF from centre of site to Great Abington Recreation Ground
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 818m ACF from centre of the site to land at Great Abington Recreation Ground, High Street
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?		A = 400 - 800m 584m of nearest centre ACF (Little Abington, Church Close)
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 3,988m ACF from centre of site to Sawston Health Centre
Key Local Facilities	Will it improve quality and range of key local		AMBER = No impact on facilities (or satisfactory mitigation proposed).

	services and facilities including health, education and leisure (shops, post offices, pubs etc?)		No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing 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 local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use 0.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation

	infrastructure, including communications infrastructure and broadband?		
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated There is no school at Little Abington. Primary pupils attend Great Abington Primary School. School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?		R = >800m 932m ACF from centre of site to Great Abington Primary School
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 3.9km ACF from centre of site to Linton Village College
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?		RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score = 15
Distance: bus stop / rail station			GG = Within 400m (6) 347m to nearest bus stop ACF (Little Abington, Cambridge Road, No 37)
Frequency of Public Transport			A = 30 minute frequency (3)
Public transport journey time to City Centre			A = 31 to 40 minutes (3)
Distance for cycling to City Centre			A = 10km to 15 km (3) 11.8km ACF from centre of site to Cambridge
Distance:	How far is the site		R = >800m

Railway Station	from an existing or proposed train station?		4,714m ACF from centre of site to Whittlesford Station
Access	Will it provide safe access to the highway network, where there is available capacity?		<p>AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.</p> <p>Regarding sites in Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</p> <p>For car journeys towards Cambridge vehicles are likely to use the A1307 passing through the busy A11 / A1307 junction close to the site.</p>
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		<p>AMBER = No impacts</p> <p>Small site, unlikely to offer significant improvements to sustainable infrastructure.</p> <p>As part of the A1307 study, being conducted by the City Deal team bus priority improvements on the corridor are being considered as one of the high level concepts. Concepts are anticipated to tie in with the Granta Park site to the north of this site and therefore provide a sustainable transport option should a HQPT solution of this nature come forward.</p>