

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

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

	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Ũ
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
IFU	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of the site would
			result in further encroachment of
			development into the transitional area of
			enclosed fields that provide a softer edge to
		and the second	
Townscape	Will it maintain and		the village.
Townscape	Will it maintain and		the village. RED = Significant negative impact on
Townscape	enhance the		the village. RED = Significant negative impact on townscape character, no satisfactory
Townscape			the village. RED = Significant negative impact on

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

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Loodi Contro	centre?	(1,128m to Great Shelford, Woollards Lane)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
OCIVICC	centre or GP	1,053m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
T aciiiles	of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	-	development.
	and leisure (shops,	
	post offices, pubs etc?)	
Community	/	CREEN - Dovelopment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to
Facilities		the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community activities?	possible
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communities	with existing	separated by non-residential land uses
	communities?	Large area of backland development within
	communico:	an area characterised by linear
ECONOMY	1	an area onaraotonoca by inical
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Suchhind	shopping	vitality and viability of existing centres
	hierarchy,	vicancy and vicability of existing certiles
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
L	vitality and viability	withing of viability of existing certiles. The

	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	
	employment land,	
	or deliver new	
	employment land?	ODEEN Evisting infrastructure likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
1	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
	oupdony	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,190m ACF from centre of site to Great &
501001	SCHOOLS	
Distance		Little Shelford C of E Primary School R = Greater than 3km
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

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

Site Information						
Development Sequence	Rural Centre					
Site reference number(s): SC006						
Consultation Reference numbers: N/A						
Site name/address: Land off Clay Close Land	e, Impington					
Map:	Allot Gdns					
n e Homefield' Park • Var • Nem • Nem						
© Crown Copyright, Ordnance Survey SCDC Licence 100022500 (	mpington					
<b>Site description:</b> Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east. <b>Current use(s):</b> Pasture						
Proposed use(s): 10-20 dwellings						
Site size (ha): South Cambridgeshire: 0.59 ha.						
Potential residential capacity: 16 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		GREEN = Site is not within an allocated or

atorilization of		cofoguardad area		
		safeguarded area.		
10001100.				
Would the development of the sites result in an adverse		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air		
impact/worsening of air quality?		quality. Site lies in an area where air quality acceptable.		
Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14		
Are there potential Odour, light noise and vibration		GREEN = No adverse effects or capable of full mitigation		
problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		Development compatible with neighbouring uses.		
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) Site contains an area of filled land.		
		Potential for minor benefits through remediation of minor contamination		
Will it protect and where possible enhance the quality		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).		
BIODIVERSITY           Designated         Will it conserve         GREEN = Does not contain, is not adjacent				
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		
	development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	economic mineral reserves?         Would the development of the sites result in an adverse impact/worsening of air quality?         Is the site within or near to an AQMA, the M11 or the A14?         Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?         Is there possible contamination on the site?         Will it protect and where possible enhance the quality of the water environment?         Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		

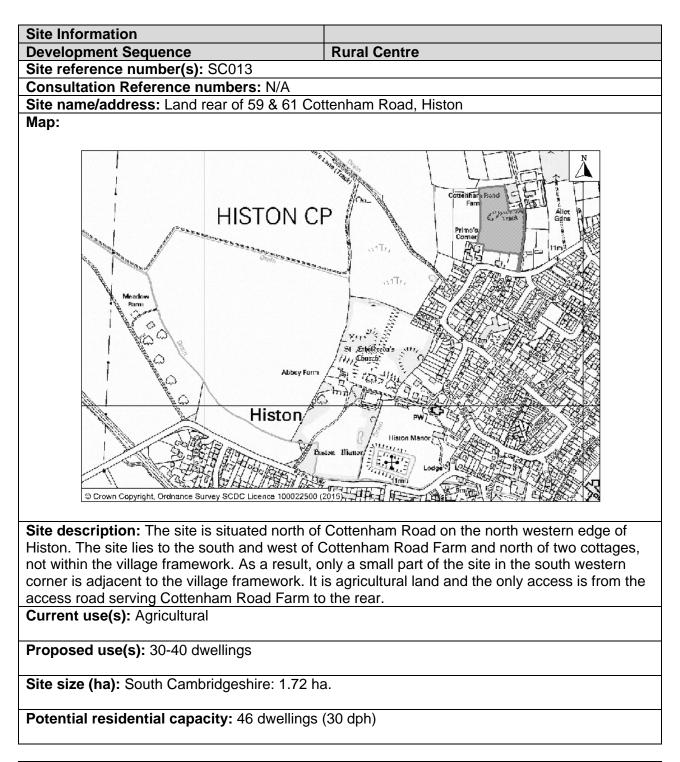
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation, enhance	mitigation
		Assumptions for a poutral impact are that
	native species, and help deliver habitat	Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	
Landscape	Will it maintain and	RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	landscape	Significant Negative Impact (Development
	character?	conflicts with townscape character, with
		significant negative impacts incapable of
		mitigation) - this part of the village is an
		extremely sensitive location with a distinctly
		rural character, and an Important Countryside Frontage has been designated
		to the south west to protect the rural
		character that sweeps into the village in this
		location.
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with

	through appropriate design and scale of development?		significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.
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		<ul> <li>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</li> <li>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)</li> </ul>
	areas, listed buildings, registered parks and gardens and scheduled monuments)?		- site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
	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 0.8km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 813m ACF from centre of the site to land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,028m ACF to a point on High Street
	centre?	(Histon) which is surrounded by a large
		number of services and facilities. There is a
		smaller range of services and facilities
		within 1,000m located in Impington, but the
		High Street, Histon represents the main
		centre of Histon and Imington.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	882m ACF from centre of site to The
	service?	Surgery, Histon
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
late metica		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on	with existing communities
Communities	the site integrate with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in development in	
	deprived wards of	
	Cambridge?	
L	Cambridge	

Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	ODEENL Eviatian infra-structure likely (
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
		suncient
	in key community	Development can use evicting conseiturin
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including communications	insufficient spare mains water capacity
	infrastructure and	within the distribution zone to supply the
	broadband?	number of proposed properties which could arise if all the SHLAA sites within the zone
	DIDAUDANU?	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately miligated
	capacity :	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	888m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Impington
		Village College.
TRANSPORT	I	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
	1	

		contribution from this site would result in
		minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	all instances
Sustainable	Scoring	DARK GREEN = Score 19-25
	mechanism has	DARK GREEN = Scole 19-25
Transport		Total score of 22.
Score (SCDC)	been developed to consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour chiena below.	CC Within 400m (6)
		GG = Within 400m (6)
stop / rail station		340m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		20 Minute Service.
Public		GG = 20 minutes or less (6)
transport		GG = 20 minutes of less (6)
journey time to		17 Minutes from Impington to Cambridge.
City Centre		r minutes nom impington to cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.91km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,433m ACF from centre of the site to
olalion	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.



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

	versatile	site Grade 2
	agricultural land?	Sile Glade 2
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	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	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development may be incompatible with neighbouring uses. Unwins Industrial Estate to north east with medium to large sized industrial type units / uses including light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. GREEN = Site not within or adjacent to an area with a history of contamination
Water	the site? 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	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

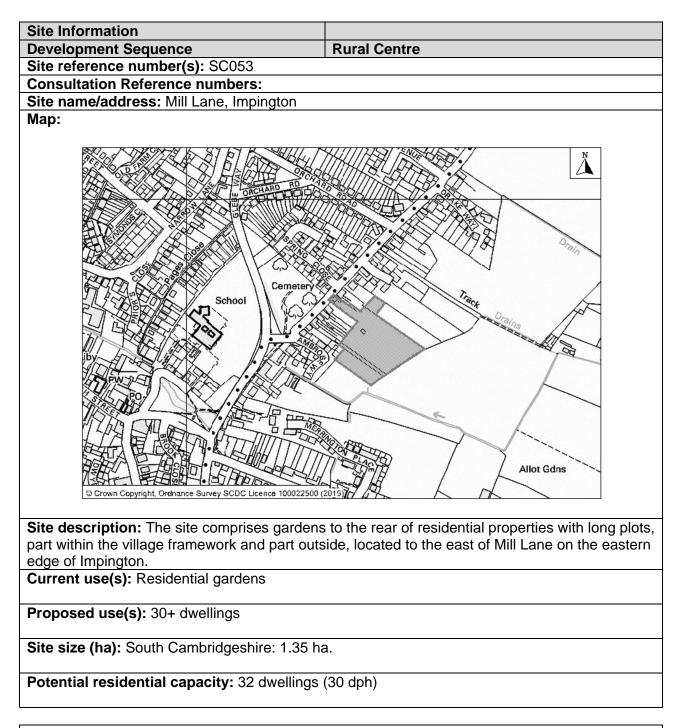
	1		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			this part of the village is an extremely
			sensitive location with a distinctly rural
			character.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		-
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		the site has only a tenuous link to village

	appropriate design		framework and would directly impact on the
	and scale of		setting of two Grade II cottages.
	development?		
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
, i i i i i i i i i i i i i i i i i i i	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		Initigation
			Significant Nagativa Impact on historia
	(including conservation		Significant Negative Impact on historic
			Assets (incapable of satisfactory mitigation)
	areas, listed		- site forms an important part of the setting
	buildings,		of the adjacent two Grade II Listed cottages.
	registered parks		Archaeological potential will require further
	and gardens and		information but it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zong 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that
		•	cannot be appropriately addressed.
		2	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.8km ACF from centre of the site to Histon
			and Impington Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		869m ACF from centre of the site to Land
	teenagers?		west of Water Lane, north of Brook Close,
			Histon (The Village Green)
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		'
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	•		
Distance:	Showpeople? How far is the site		D > 900m
Distance:			R = >800m
District or	from the nearest		

Local Centre	District or Local centre?	835m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,596m ACF from centre of site to Histon 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
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Backland development in a low density part of the village, set between 2 listed cottages and an employment site.
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	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

	at O and build at	indicator in Richards and the set of the State
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
LICEC	employment land?	ODEEN. Existing a inferent weathing likely to be
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	broadbarra.	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	784m ACF from centre of site to Histon
0011001		Junior School.
Distance	How far is the	A = 1  to  3  km
Distance:		A = 1.03  km
Secondary	nearest secondary	4 Zim ACE from control of all the invalue t
School	school?	1.7km ACF from centre of site to Impington
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	accessible near to	Impington and Cambridge comprise a mix of
	accessible near to	Impington and Cambridge comprise a mix of on- and off-road provision, of variable
	accessible near to	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with
	accessible near to	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or
	accessible near to	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in
	accessible near to the site?	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	accessible near to the site? Is there High	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities. AMBER = service meets requirements of
HQPT	accessible near to the site? Is there High Quality Public	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities. AMBER = service meets requirements of high quality public transport in most but not
HQPT	accessible near to the site? Is there High	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities. AMBER = service meets requirements of

Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		183m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		22 Minutes from Lliston to Combridge
journey time to		23 Minutes from Histon to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		G = SKIII (O TOKIII (4))
Centre		6.11km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,268m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the access
		link to the public highway is unsuitable to
		serve the number of units that are being
		proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Winterais	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Containination	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
Diadiusarati	sites)	
Biodiversity	Would	AMBER = Development would have a
	development reduce habitat	negative impact on existing features or
	LIEGUCE DADITAT	network links but capable of appropriate

	fragmantation		mitiantian
	fragmentation, enhance		mitigation
	native species, and help deliver habitat		Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be achieved through the development process.
	Biodiversity Action Plan targets, and		
	maintain connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately adjacent protected		any protected trees
	by a Tree Preservation Order (TPO)?		
Green Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or loss of existing green infrastructure capable
	and green spaces, through delivery of		of appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the development process.
Landscape	Will it maintain and	OETORAE III	RED = Significant negative impact on
Landocapo	enhance the		landscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, minor
			negative impacts incapable of mitigation) - The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and paddocks, which create a transition
			between village edge and open fields. Loss
			of a significant and distinctive long orchard
			plots within a group of contemporary C19 terraces, probably part of the significant late
			C19 extension of the village for Chivers Jam
			production. Development of this site would lose the soft village edge, pastoral and rural
			in character, between the built development
			and larger agricultural landscape, in an area of prominent landscape.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the diversity and		character, incapable of mitigation.
	distinctiveness of		Minor Negative Impact (development

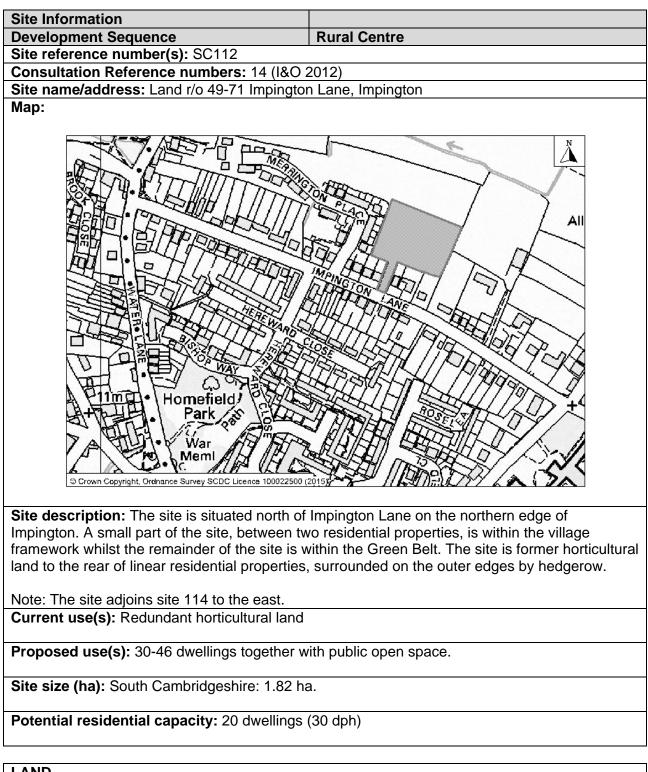
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	townscape character, including through appropriate design and scale of development?	conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The site forms an important part of the setting of the Conservation Area and C19 heritage assets. Development would result in the loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. 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.
<b>CLIMATE CHA</b>	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Most of the site is Flood Zone 1 and the southern-most part of the site is within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.1km ACF from centre of the site to Histon

		and Impington Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	298m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
	toonagoro.	Histon (The Village Green)
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
i lavonoi	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	521m ACF to a point on High Street (Histon)
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	883m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?) Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
Facilities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

<b></b>		
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment		AMBER = 1-3km
Employment -	How far is the	
Accessibility	nearest main	1 Alim ACE from control of other to Double
	employment	1.4km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Supulity	capacity?	sensitiante can se appropriatory miligated
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	G =<400m
		G =<+00111
Primary	nearest primary	224m ACE from control of oits to Ulister
School	school?	334m ACF from centre of site to Histon
Dieterree	Llow for in the	Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Cooondow	in a graph as a single in t	
Secondary School	nearest secondary school?	provide new)

			0.8km ACF from centre of site to Impington Village College.
TRANSPORT	•	·	· · · · · · ·
Cycle Routes	What type of cycle routes are		AMBER = Medium quality off-road path.
	accessible near to the site?		The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?		AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport	Scoring mechanism has		DARK GREEN = Score 19-25
Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		Total score of 20.
Distance: bus			GG = Within 400m (6)
stop / rail station			302m ACF from the centre of the site to the nearest bus stop.
Frequency of Public			G = 20 minute frequency (4)
Transport Public			20 Minute Service. GG = 20 minutes or less (6)
transport journey time to City Centre			17 Minutes from Histon to Cambridge.
Distance for cycling to City			G = 5km  to  10km  (4)
Centre			5.31km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or		R = >800m
Station	proposed train station?		5,811m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?		Minor negative effects incapable of mitigation. Access constraints - the Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splays for this site.
Non-Car	Will it make the		AMBER = No impacts

Facilities	transport network		
	safer for public		
	transport, walking		
	or cycling facilities?		



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

	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
Manada	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	· · · · ·	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development of literation of an air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
40144	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14? Are there potential	CREEN - No odvoros offecto er conchis of
Foliution	Odour, light noise	GREEN = No adverse effects or capable of full mitigation
	and vibration	Tur mugaton
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		Part of the site was formerly used as a
		nursery and may have contaminated land.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
BIODIVERSITY		Sustainable Drainage Systems (Suds).
	Will it conserve	GREEN - Does not contain is not adjacent
Designated Sites	protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
UIES	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts

	T		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		C C
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
IFU			-
	site or immediately adjacent protected		any protected trees
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Assumptions for a neutral impact are that
	green		existing features that warrant retention can
	infrastructure?		be retained or appropriate mitigation will be
			achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields.
			Development of this site would lose the soft
			village edge, pastoral and rural in character,
			between the built development and larger
			agricultural landscape, in an area of
			prominent landscape.
Townscape	Will it maintain and		AMRER - negative impact on townscape
Townscape	Will it maintain and enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

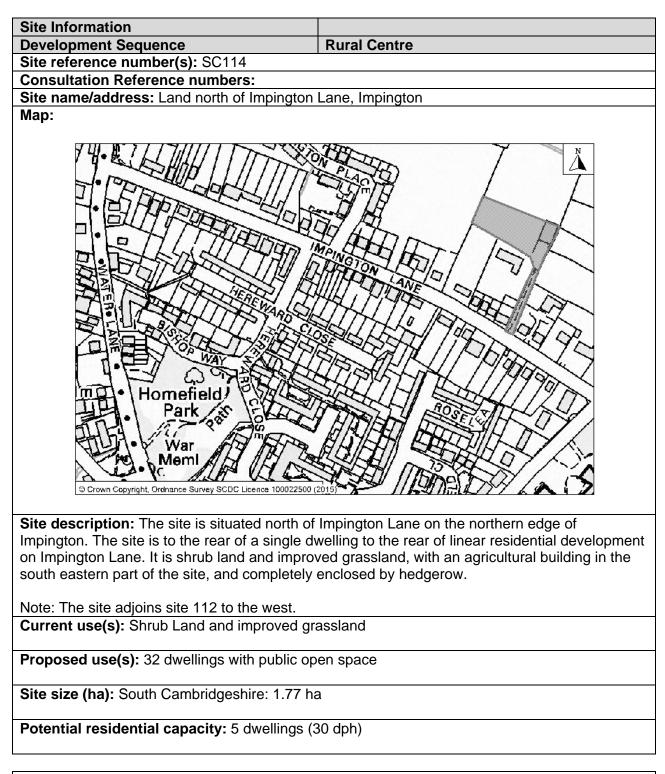
Green Belt	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. significant opportunities for townscape enhancement AMBER = negative impact on Greenbelt
	the development of this site have on Green Belt purposes?		purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). The site forms an important part of the setting of two Conservation Areas, but it may be possible to accommodate a smaller development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	TH AND WELL BEING		Most of the site is Flood Zone 1 and a small part of the site in the north western corner within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
	Will it increase the	, 	AMBER = No significant opportunities or
Open Space	quantity and quality of publically accessible open space?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.9km ACF from centre of the site to Histon

	1	& Impington Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	370m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
riavolioi	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	587m ACF to a point on High Street (Histon)
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	699m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
<b>500000</b>	communities?	
ECONOMY	Deep it - date	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation result in	
	development in deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and Viablity of Existing Control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and broadband?	supply the number of proposed properties which could arise if all the SHLAA sites
	Dioaubanu?	
		within the zone were to be developed. The sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	447m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.5km ACF from centre of site to Impington
		Village College.
TRANSPORT		

Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	AMBER – Medium quality on-toau pain.
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
HQPT	Is there High	minor improvement to cycling facilities. AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	T / I / COO
Score (SCDC)	been developed to	Total score of 20
	consider access to	
	and quality of public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		450m AOE from the control of the site to the
station		156m ACF from the centre of the site to the
Frequency of		nearest bus stop (Citi 8). G = 20 minute frequency (4)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		17 Minutes from Impington to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.08km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	5 707m ACE from contro of the site to
Station	proposed train station?	5,797m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on to Impington Lane would be acceptable
		to the Highway Authority, the proposed site is acceptable in principle subject to detailed
		design.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the

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



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

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

	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			measures would be achieved through the development process.
· · · · ·	TOWNSCAPE AND C	ULTURAL HI	measures would be achieved through the development process.
LANDSCAPE, Landscape	Will it maintain and	ULTURAL HI	measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape
· · · · ·	Will it maintain and enhance the	ULTURAL HI	measures would be achieved through the development process.
· · · · ·	Will it maintain and enhance the diversity and	ULTURAL HI	measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation.
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development
· · · · · · · · · · · · · · · · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development,
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character,
· · · · · · · · · · · · · · · · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger
· · · · ·	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	measures would be achieved through the development process. <b>ERITAGE</b> AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character,

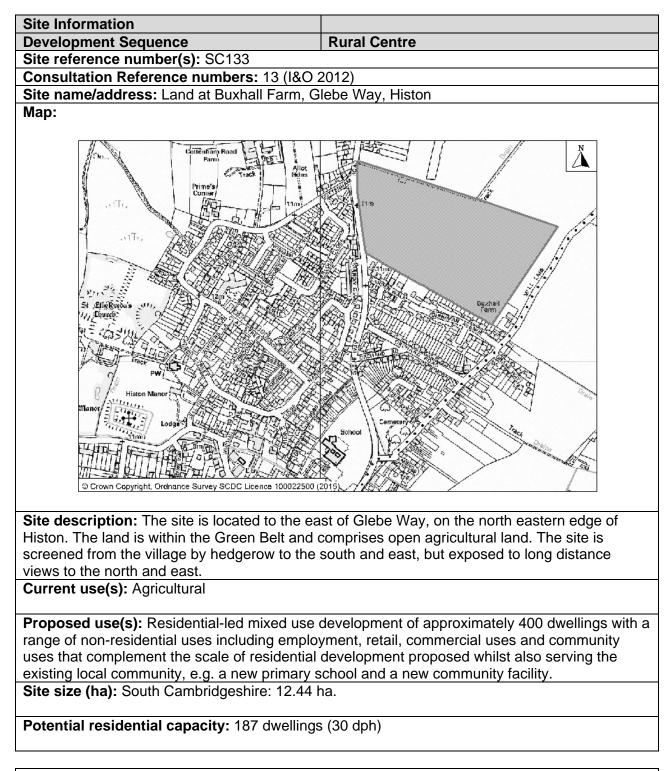
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the diversity and	character, incapable of mitigation.
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	The character of this part of the village is
	appropriate design	linear, with long rear gardens. Development
	and scale of	of this site would create a large area of
	development?	residential development in a cul-de-sac,
	•	which would alter the character of this
		largely ribbon settlement.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact (development
	(including	conflicts with townscape character, minor
	conservation	negative impacts incapable of mitigation) -
	areas, listed	The character of this part of the village is
	buildings,	linear, with long rear gardens. Development
	registered parks	of this site would create a large area of
	and gardens and	residential development in a cul-de-sac,
	scheduled	which would alter the character of this
	monuments)?	largely ribbon settlement.
CLIMATE CHA	Will it support the	AMPER - Standard requirements for
Reliewables	use of renewable	AMBER = Standard requirements for renewables would apply
	energy resources?	Tenewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk.
		Most of the site is Flood Zone 1 and a small
		part of the site in the north western corner
		within flood zones 2 and 3. There are no
		drainage issues that cannot be
		appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space as
		the promoter proposes provision of open
		space as part of the development.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.9km ACF from centre of the site to Histon

		& Impington Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	476m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	 AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	694m ACF to a point on High Street (Histon)
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	281m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , ,
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPER - Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	

	Manual II C	
	Would allocation	
	result in	
	development in deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.4km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	<u> </u>	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Clintico	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
	T 2	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	551m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	0 Ekm ACE from control of oits to logication
		0.5km ACF from centre of site to Impington Village College.
TRANSPORT	<u> </u>	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	what type of cycle	Ambert – Medium quaity off-toau path.

	routes are accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport 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		GG = Within 400m (6) 246m 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) 17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.05km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,703m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that this site could be fed from site number 112.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new

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



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

	best and most	Minor loss of best and most versatile
	versatile	agricultural land (Grades 1 and 2) - small
	agricultural land?	site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	· · · · ·	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	Development could impact on air quality
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
		mitigation. This proposal is located close to
		the Councils' Air Quality Management Area and is of a significant size. Extensive and
		detailed air quality assessments will be
		required to assess the cumulative impacts
		of this and other proposed developments
		within the locality on air quality along with
		provision of a Low Emissions Strategy.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	le there peoplies	CREEN - Site not within or adjacent to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination.
	the site?	ลเธล พนา ล การเงา y งา งงกนลาาแกลแงก.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		· · · · · · · · · · · · · · · · · · ·
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as

			· · · · · · · · · · · · · · · · · · ·
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMPER - Dovelopment would have a
Diodiversity			AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Assumptions for a neutral impact include
	green		that appropriate design and mitigation
	•		
	infrastructure?		measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULIUKAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			There is a clear edge to the built up part of
			the village in this location. North of the site
			the village becomes more sporadic and
			takes on a rural character, comprising linear
			development in long plots. The site is very
			open to long views to the north and east.
1			Development in this location would have a
			detrimental impact on the rural character.
Townscape	Will it maintain and enhance the		detrimental impact on the rural character. AMBER = negative impact on townscape character, incapable of mitigation.

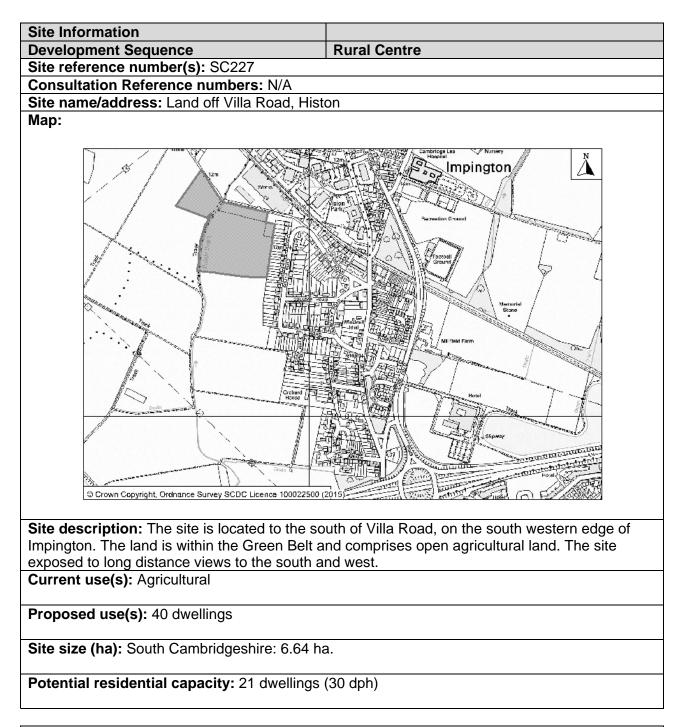
	diversity and	
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	 
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.7km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space	AMBER = 400 -800m

	for abildron and	700m AOE from control of the site to The
	for children and	732m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	960m ACE to a point on High Street which
Local Centre		860m ACF to a point on High Street which
	centre?	is surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	1,442m ACF from centre of site to The
	service?	Surgery, Histon.
Key Local	Will it improve	GREEN = New local facilities or improved
	•	
Facilities	quality and range	existing facilities are proposed of significant
	of key local	benefit
	services and	
	facilities including	New facilities or improved existing facilities
	health, education	are proposed of minor benefit. Promoter
	and leisure (shops,	proposes residential-led mixed use
	post offices, pubs	development with a range of non-residential
	etc?)	uses including employment, retail,
	,	commercial uses and community uses that
		compliment the scale of residential
		development proposed whilst also serving
		the existing local community.
<b>O</b> a manage in the s		· ·
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	
		New local community / village hall or
		improved existing facility is proposed of
		minor benefit (and is viable and
		sustainable). Promoter proposes residential-
		led mixed use development with a range of
		non-residential uses including employment,
		retail, commercial uses and community
		uses that compliment the scale of
		residential development proposed whilst
		also serving the existing local community.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	, , , , , , , , , , , , , , , , , , ,
	with existing	
	mui onoung	

	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 any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.

		Insufficient primary and secondary school
Distance	Llow for is the	
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	691m ACF from centre of site to Histon Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High	AMBER = service meets requirements of
ngri	Quality Public Transport (at edge of site)?	high quality public transport in most but not all instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
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 18.
Distance: bus		GG = Within 400m (6)
stop / rail		
station		307m ACF from the centre of the site to the nearest bus stop (X8).
		348m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		X8 service provides 1 bus Monday to Friday.
		Citi 8 providos a 20 Minuto Sorvico
Public		Citi 8 provides a 20 Minute Service. G = 21 to 30 minutes (4)
		G = 2 T IO OO THIITUUES (4)
transport journey time to		X8 - 27 Minutes from Histon to Cambridge.
City Centre		Citi 8 - 23 Minutes from Histon to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		

Centre		5.88km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = $>800m$ 5,706m ACF from centre of the site to
Station	station?	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. A junction located on to Glebe Way would be acceptable to the Highway Authority and the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.



LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Most of the site is not previously developed
	developed	land although the site includes one
	land?	residential property.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	

N 41 1		
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral reserves?	Site within an area designated in the
	reserves?	Site within an area designated in the Minerals and Waste LDF but development
		would not have a negative impact.
POLLUTION		would not have a negative impact.
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	inpuot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = <1000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	502m ACF from edge of site to AQMA.
		Ũ
		787m ACF from edge of site to A14
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Containination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Site contains an area of filled land. Potential
		for minor benefits through remediation of
		minor contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts

	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
ТРО	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected	
	by a Tree	There is a protected walnut tree close to the
	Preservation Order	eastern boundary of the site.
	(TPO)?	eastern boundary of the site.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
		or appropriate mitigation possible).
	green	Assumptions for a neutral impact include
	infrastructure?	•
		that appropriate design and mitigation
		measures would be achieved through the
	L FOWNSCAPE AND C	development process.
	Will it maintain and	RED = Significant negative impact on
Landscape	enhance the	
		landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Significant Nagotive Impact (Development)
	landscape	Significant Negative Impact (Development
	character?	conflicts with landscape character, with
		significant negative impacts incapable of
		mitigation) - The site is on the edge of the
		village and has a soft boundary, with trees
		and scrub providing a buffer area between
		the built-up area and the wider countryside.
		It provides an area of contrast with the wider
		open landscape. The land is within the
		Green Belt in an area where development
		would have a significant adverse impact on
	•	

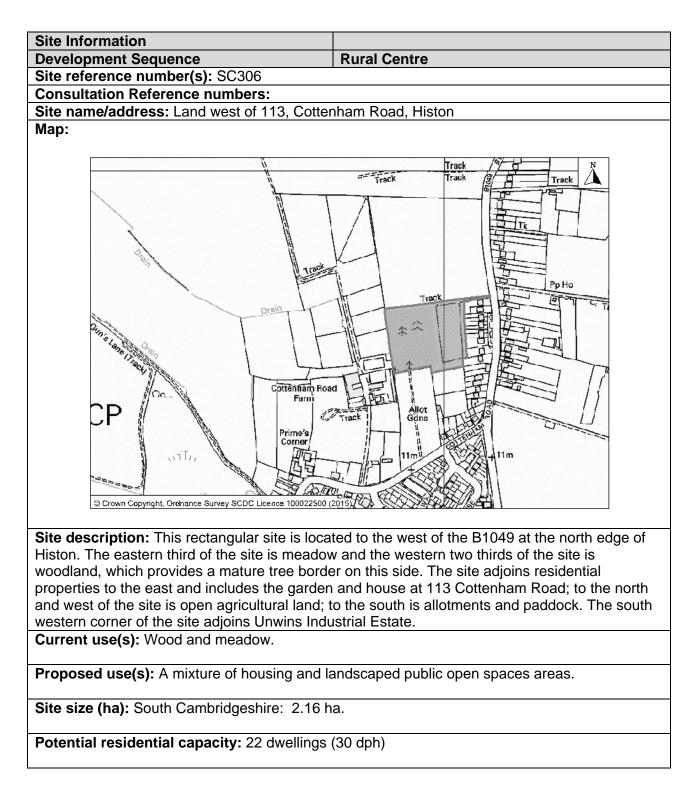
<b></b>			
			Green Belt purposes and functions, where
			the landscape is open with long views to be
			had across towards Cambridge and Girton.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) –
	through		The character of this part of the village is
	appropriate design		linear estate development with intermittent
	and scale of		hedging to the east forming a fairly exposed
	development?		edge to farmland. The land is within the
	actorophicita		Green Belt in an area where development
			would have a significant adverse impact on
			Green Belt purposes and functions, where
			the landscape is open with long views to be
			had across towards Cambridge and Girton.
Green Belt	What effect would		RED = Significant negative impact on Green
Oreen Deit	the development of		Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
пептауе	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to the setting
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
			impact is that it is likely appropriate
	areas, listed buildings,		mitigation can be achieved through the
	<b>U</b>		5
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA Renewables			AMPED - Stondard requirements for
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
Flood Risk	energy resources?		AMBER = Flood Zone 2 / medium risk
FIUUU KISK	Is site at flood risk?		
			Flood Zone 3 (or other form of flood risk
			incapable of appropriate mitigation) - A
			large proportion of the site (approximately
			4/5ths) is within flood zones 2 and 3.
			However, the land closest to the village framework is Flood Zone 1.
	│ FH AND WELL BEING		
Open Space	Will it increase the	, 	GREEN = Assumes minimum on-site
Open Opace	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
L	spaces		

<b></b>		
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.7km ACF from centre of the site to Histon
		and Impington Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	391m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
		Histon (The Village Green)
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	D 000m
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	1,008m ACF to a point on High Street which
	centre?	is surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	A =400 - 80011
Service	centre or GP	448m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
T delittles	of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
	hierarchy,	vitality and viability of oxiding control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
<b>F</b> ranka wasant	local centres?	
Employment - Accessibility	How far is the nearest main	GREEN = <1km or allocation is for or includes a significant element of
Accessionity	employment	employment or is for another non-residential
	centre?	use
		0.5km ACF from centre of site to South
		Cambridgeshire 006D (Histon, including
		Vision Park)
	14/ 11	
Employment -	Would	G = No loss of employment land / allocation
Employment - Land	development result	G = No loss of employment land / allocation is for employment development
	development result in the loss of	
	development result	
Land	development result in the loss of employment land,	
	development result in the loss of employment land, or deliver new employment land? Will it improve the	is for employment development AMBER = Significant upgrades likely to be
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community	is for employment development AMBER = Significant upgrades likely to be
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure,	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed.
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure,	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications	is for employment development 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
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	<ul> <li>is for employment development</li> <li>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</li> <li>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</li> </ul>
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	<ul> <li>is for employment development</li> <li>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</li> <li>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</li> </ul>
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	<ul> <li>is for employment development</li> <li>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</li> <li>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</li> </ul>
Land	development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	is for employment development AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly
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ol provision. 00 - 800m ACF from centre of site to Histon		
	How far is the	Distance:
ACF from centre of site to Histon	nearest primary	Primary
	school?	School
r School.		0011001
Vithin 1km (or site large enough to	How far is the	Distance:
de new)	nearest secondary	Secondary
	school?	School
ACF from centre of site to Impington		Control
e College.		
	I	TRANSPORT
ER = Medium quality off-road path.	What type of cycle	Cycle Routes
	routes are	
cycle facilities between Histon &	accessible near to	
gton and Cambridge comprise a mix of	the site?	
nd off-road provision, of variable		
y. This is a heavily trafficked route with		
of traffic speeds. Provision or		
bution from this site would result in		
improvement to cycling facilities.		
ER = service meets requirements of	Is there High	HQPT
quality public transport in most but not	Quality Public	
stances	Transport (at edge	
	of site)?	Queteinstelle
GREEN = Score 19-25	Scoring mechanism has	Sustainable
score of 20.		Transport Score (SCDC)
e changed from 22 to 20)	been developed to consider access to	Scole (SCDC)
e changed from 22 to 20)	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Vithin 600m (4)		Distance: bus
		stop / rail
ACF from the centre of the site to the		station
est bus stop.		
0 minute frequency (4)		Frequency of
20 minutes or less (6)		
nuton from History to Combridge		-
nutes from histori to Cambridge.		
Lip to 5km (6)		
op to 5km (0)		
m ACF from the centre of the site to		
		Centre
	How far is the site	Distance:
800m	_	-
800m		
800m m ACF from centre of the site to	station?	A
800m	station? Will it provide safe	Access
est bus stop.	How far is the site from an existing or proposed train	station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway Station

	highway network, where there is	mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.



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

Minerals          POLLUTION         Air Quality	best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves? Would the development of the sites result in an adverse	agricultural land (Grades 1 and 2) - small site but all Grade 2. 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. GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
AQMA	impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the	quality. Site lies in an area where air quality acceptable. GREEN = >1,000m of an AQMA, M11, or A14
Pollution	A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise and odour from Unwins Industrial Estate required.
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 Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY 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

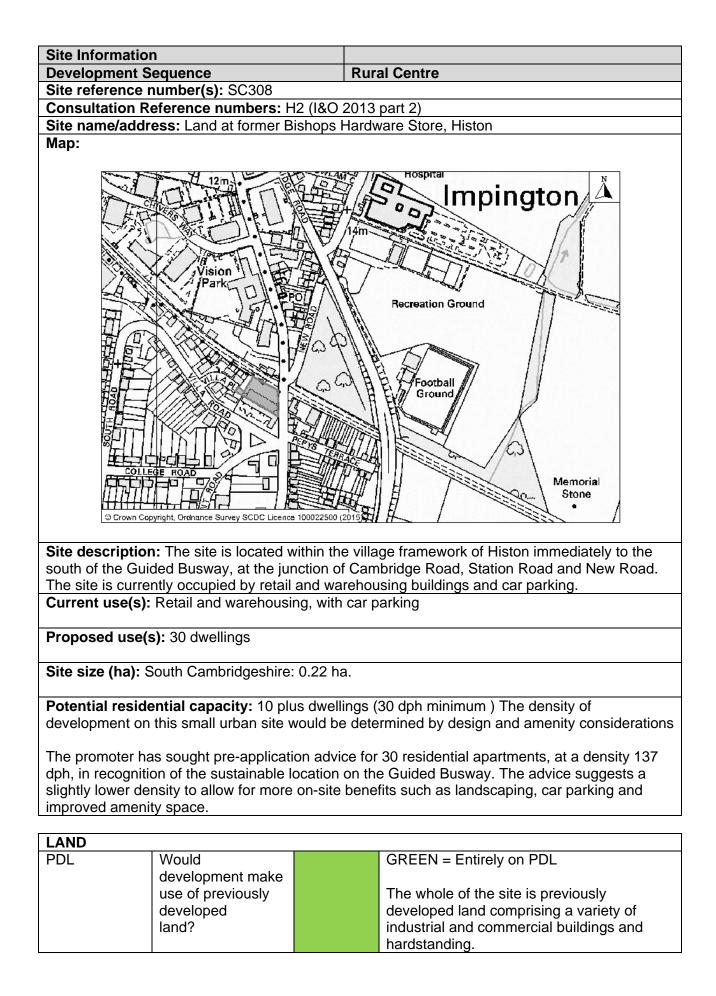
			1
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Diadiyaraity	sites) Would		
Biodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		
	enhance		mitigation
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		demoved through the development proceed.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Noutral impact (ovicting factures retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			Whilst the site is screened from adjoining
			residential properties, and the Unwins
			industrial estate, it is open to views across
			to the north west, where the landscape
			becomes more exposed. The landscape is
			clearly rural in character, and development in this location would be harmful to the
			character of the area.
Townscape	Will it maintain and		AMBER = negative impact on townscape
. om oupo	enhance the		character, incapable of mitigation.

		1
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (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.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	 -
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 2.1km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space for children and teenagers?	1,023m ACF from centre of the site to land west of Water Lane, Histon
Gypsy &	Will it provide for	AMBER = No Impact

Troughter	the	
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	D
Distance:	How far is the site	R = >800m
District or	from the nearest	Devend 4,000m from recent contro ACE
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Distance Oity	centre?	(1,038m to Histon, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	R = >800m
Service	centre or GP	1.769m ACE from control of site to History
		1,768m ACF from centre of site to Histon
Key Local	service?	Surgery. AMBER = No impact on facilities (or
Facilities	Will it improve	•
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large area of backland development within
		an area characterised by linear
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
1	Cambridge?	

Suppring hierarchy, supporting the vitality and viabilityvitality and viability of Cambridge, town, district and local centres?vitality and viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.Employment - AccessibilityHow far is the nearest main employment tent??AMBER = 1.3km 1.9km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)Employment - LandWould development result in the loss of employment land, or deliver new employment land?G = No loss of employment land / allocation is for employment developmentUtilitiesWill it improve the level of investment infrastructure, including communications infrastructure and broadband?GREEN = Existing infrastructure likely to be sufficientEducation Capacity within the distribution zone to supply the number of proposed properties which neould arise if all the SHLAA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites which in the distribution zone to supply the number of proposed properties which in the distribution zone to supply the number of proposed properties which in the site information and possibly mitigation.Education Capacity?Is there sufficient education capacity?Distance: Primary SchoolHow far is the nearest primary school?Distance: Power Power School?How far is the nearest secondary school?Distance: Power Power Power School?AmBER = Medium quality off-road path.How far is the 	Numbershopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?vitality and viability of Cambridge, town, district and local centres?Employment - AccessibilityHow far is the nearest main employment result in the loss of employment tresult in the loss of employment tresult infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, infrastructure, including voice and?GREEN = Existing infrastructure likely to be sufficientEducation CapacityIs there sufficient education services and infrastructure, infrastructure, including communications or deliver, services and infrastructure, including voice and/?GREEN = Existing infrastructure likely to be sufficient spare mains water capacity within the distribution zone to supply the number of proposed properties withic 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 CapacityIs there sufficient encarest primary school?AMBER = School capacity not sufficient, constraints can be appropriately mitigated lisufficient spare school capacity an will require investigation and possibly mitigated.Distance: Primary SchoolHow far is the nearest primary school?A all to 3 km nearest primary school?Distance: Proutes are 	- ·		
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TRANSPORT         Cycle Routes       What type of cycle routes are accessible near to the site?       AMBER = Medium quality off-road path.         HQPT       Is there High       AMBER = service meets requirements of	TRANSPORT         Cycle Routes       What type of cycle routes are accessible near to the site?         HQPT       Is there High Quality Public    AMBER = Medium quality off-road path.          AMBER = Medium quality off-road path.			
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			-	
I ransport (at edge   all instances	I ransport (at eage all instances		Transport (at edge	all instances

	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 18
, ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		163m to nearest bus stop ACF (Histon,
		Glebe Way)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 8)
Public		G = 21 to 30 minutes (4)
transport		
journey time to		26 Minutes (Histon, Glebe Way to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5 km to  10 km  (4)
cycling to City		
Centre		6.27km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,053m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Access constraints - the track that at
		present serves as an access unlikely to be
		suitable as an access for such a large area
		of land.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
	<u> </u>	idointioo.



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

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

	landagang			
Townsoops	landscape character? Will it maintain and		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	enhance the diversity and distinctiveness of townscape		DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement	
	character, including through appropriate design and scale of development?		Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.	
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes	
Heritage	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)?		<ul> <li>GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>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.</li> </ul>	
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable energy resources?		renewables would apply	
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk. 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		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite	

	space?	Neutral impact (existing features retained or
		appropriate mitigation). Assumption is
		standard requirements for open space
		would apply.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.3km ACF from centre of the site to Histon
		& Impington Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	· ·
	for children and	240m ACF from centre of the site to Histon
	teenagers?	& Impington Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	S.	
Distance	Showpeople? How far is the site	R = >800m
Distance:		R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,155m to Histon, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	380m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	Development would result loss of existing
	facilities including	facilities, minor negative impact - loss of a
	health, education	hardware store, but marketing has shown
	and leisure (shops,	no retail demand and there is another shop
	post offices, pubs	available opposite the site.
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
•		
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	

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	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Chopping	shopping hierarchy, supporting the vitality and viability	vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The
	of Cambridge, town, district and local centres?	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses - loss of a hardware store, but marketing has
		shown no retail demand.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main employment centre?	1.0km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land,	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
	or deliver new employment land?	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land - loss of a hardware store, but marketing has shown no retail demand.
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
Education	in key community services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

Distance	Llow for is the	A 400 000m
Distance: Primary	How far is the nearest primary	A = 400 - 800m
School	school?	684m ACF from centre of site to Histon & Impington Infant 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 Impington Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score (SCDC)	mechanism has been developed to consider access to	Total Score of 24
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		10-70m to nearest bus stop ACF (Histon & Impington, Guided Bus Stop)
Frequency of Public		GG = 10 minute frequency or better (6)
Transport		10 minute service (Guided Bus A & B)
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		16 Minutes (Histon & Impington, Guided Bus Stop to Cambridge, The Busway Regent Street)
Distance for		GG = Up  to 5km  (6)
cycling to City Centre		4.13km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train station?	5,639m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.

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

Site reference number(s): SC336 Consultation Reference numbers: Site name/address: Land to the west of Lone Tree Avenue, Impington Map:	Site Information	
Consultation Reference numbers: Site name/address: Land to the west of Lone Tree Avenue, Impington Map:	Development Sequence	Rural Centre
Site name/address: Land to the west of Lone Tree Avenue, Impington Map:	Site reference number(s): SC336	
Map:         Image:         Image: </td <td>Consultation Reference numbers:</td> <td></td>	Consultation Reference numbers:	
And the set of the set o	Site name/address: Land to the west of Lone	e Tree Avenue, Impington
Site description: Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south. Current use(s): Grassland Proposed use(s): Residential Site size (ha): South Cambridgeshire: 1.37 ha. Potential residential capacity: 37 dwellings (30 dph)	Map:	Hose Hose
Site size (ha): South Cambridgeshire: 1.37 ha. Potential residential capacity: 37 dwellings (30 dph)	boundaries. Two storey detached houses on L	Lone Tree Avenue to the east, open fields to the
Potential residential capacity: 37 dwellings (30 dph)	Proposed use(s): Residential	
	Site size (ha): South Cambridgeshire: 1.37 ha	а.
AND	Potential residential capacity: 37 dwellings	(30 dph)

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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	č
	reserves?	Small part of the site within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
<b>POLLUTION</b> Air Quality	Would the	AMBER = Site lies near source of air
All Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	Site lies near source of air pollution, or
	of air quality?	development could impact on air quality,
		with minor negative impacts incapable of
		mitigation. Close to an AQMA on A14.
AQMA	Is the site within or near to an AQMA,	RED = Within or adjacent to an AQMA, M11 or A14
	the M11 or the	01 / 14
	A14?	0m ACF from edge of site to AQMA
		5
		113m ACF from edge of site to A14
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise and vibration	adequate mitigation
	problems if the site	Will create minor negative impacts to, or as
	is developed, as a	a result of, the development, with minor
	receptor or	negative impacts incapable of mitigation.
	generator	Significant potential for traffic noise from
	(including	A14. Some minor to moderate additional off-
	compatibility with	site road traffic noise generation on existing
	neighbouring	residential due to development related car
	uses)?	movements but dependent on location of site entrance
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Historical agricultural, industrial /
		commercial uses on site and adjacent to
		disused railway line. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).

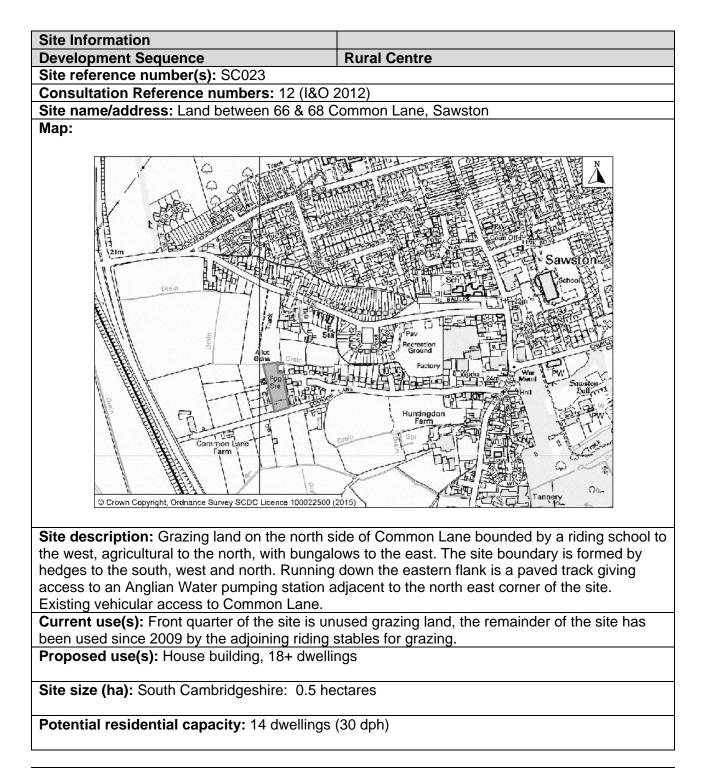
BIODIVERSITY	1		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. 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?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		<ul> <li>AMBER = negative impact on landscape character, incapable of mitigation.</li> <li>Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - adverse effect on the landscape and townscape setting of Impington. It would impact on the purposes and functions of the</li> </ul>

			One are Delt in any title it is
			Green Belt in an area with wide views
L			across to Cambridge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		backland development that does not relate
	appropriate design		well to street-scene.
	and scale of		
	development?		
Green Belt	What effect would		AMBER = negative impact on Greenbelt
Oreen ben	the development of		purposes
	this site have on		pulposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
<b>CLIMATE CHA</b>			L
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
	15 SILE AL 11000 115K :		GREEN = 11000 Zone 1710W HSK
			Flood Zono 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that
		<u> </u>	cannot be appropriately addressed
	TH AND WELL BEING	7	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6m ACF from centre of the site to land
			west of Ring Fort Road, Orchard Park.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		358m ACF from centre of the site to land
	teenagers?		west of Mill Road, Impington.
Gypsy &	Will it provide for		AMBER = No Impact
Oypsy a			

Tuesseller	410 0	
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,700m ACF to Cambridge Road (Village
	centre?	Hall), Girton
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
OCIVICC	centre or GP	974m ACF from centre of site to The
	service?	Surgery, Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feetBlood and an anno feetBlood
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	ő
	with existing	
	communities?	
ECONOMY	······································	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	•	
	particularly in	
	Abbey Ward and	
	Abbey Ward and Kings Hedges?	
	Abbey Ward and Kings Hedges? Would allocation	
	Abbey Ward and Kings Hedges? Would allocation result in	
	Abbey Ward and Kings Hedges? Would allocation result in development in	
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	
Shopping	Abbey Ward and Kings Hedges? Would allocation result in development in	GREEN = No effect or would support the

	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
<b>F</b> alse a Cara	Le there exiting and	both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	lass officiant anona achael concrite but
		Insufficient spare school capacity but
Distance	l laur fan ie the	potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary school?	682m ACF from centre of site to Orchard
301001	SCHOOLS	Park Primary School.
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	
School	school?	1.2km ACF from centre of site to Impington
301001	5010019	Village College.
TRANSPORT		Village Obliege.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Noules	routes are	AMBER – Medium quanty on-Ioau path.
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25

Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 22
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		242m ACF from the centre of the site to the
		nearest bus stop (Impington, Highfield
		Road)
Frequency of		G = 20 minute frequency (4)
Public		Citi 8 sonvico - 20 minuto sonvico
Transport Public		Citi 8 service - 20 minute service. GG = 20 minutes or less (6)
transport		00 - 20 minutes of 1655 (0)
journey time to		16 minutes from bus stop to the centre of
City Centre		Cambridge (Impington, Highfield Road to
		Cambridge, Emmanuel Street).
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		3.59km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	5,157m ACF from centre of the site to
Otation	station?	Cambridge Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	The proposed site does not appear to have
		a direct link to the adopted public highway.
		The promoter suggests access to the site
		would be taken off Lone Tree Avenue where there is an entrance into the site
		constructed to the boundary.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

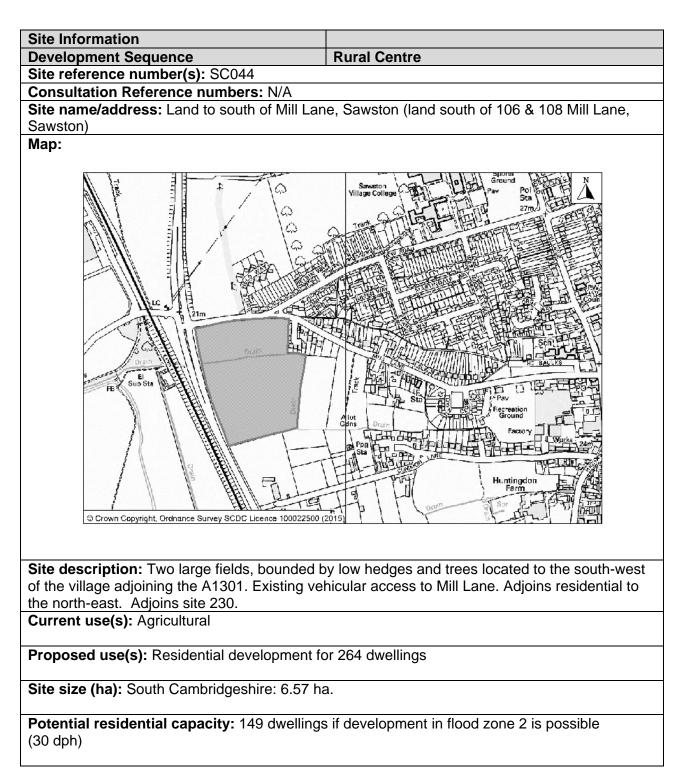
			appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including 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)? Are there trees on		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.
	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		TPO to north-western corner 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 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.
· · · · · · · · · · · · · · · · · · ·	TOWNSCAPE AND C	ULIUKAL H	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

		· · · · · · · · · · · · · · · · · · ·
	character?	negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of
	│ ſH AND WELL BEING	being appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or
Distance:	How far is the	appropriate mitigation). GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.4km ACF from centre of the site to

		Sawston Recreation Ground.
Distance: Blov	How far is the	AMBER = 400 -800m
Distance: Play Facilities		ANDER = $400-600011$
Facilities	nearest play space for children and	411m ACF from centre of the site to
		Sawston Recreation Ground.
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	No offect on nitch or plat provision
	needs of Gypsies	No effect on pitch or plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = 400 - 000m
Local Centre	District or Local	626m ACF from the centre of the site
Local Centre	centre?	Sawston High Street -a cluster of services
	Centre:	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	891m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
<b>FOOLOU</b>	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

<b></b>		1
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
, , , , , , , , , , , , , , , , , , ,	employment	2.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be
		required, constraints capable of appropriate
	in key community services and	mitigation
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	· … · · · · · · · · · · · · · · · · · ·
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Dista		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	704m AOE from control of other to Dollk but
School	school?	761m ACF from centre of site to Bellbird
Diotonoo:	How far is the	Primary School, Sawston.
Distance: Secondary	nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	
	301001	0.7km ACF from centre of site to Sawston
	<u> </u>	

		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 611m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.79km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 1,979m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

	best and most versatile agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF (sand and gravel) 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.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		00000
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		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for habitat linkage /
	restoration (helping		enhancement / restoration including
	to achieve		woodland planting, retention of
	Biodiversity Action		ditches/watercourses and some grassland.
	Plan targets, and		anonoo, natoroo and oomo gracelanar
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		TPO to southern boundary of the site 2008
	Preservation Order		Aerial data show trees still present on the
	(TPO)?		boundary of the site and will need to be
			retained using current best practice and
			guidance unless detailed tree surveys prove
			otherwise. Strong tree belt to north of Mill
			Lane is protected by a TPO.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
initiaottatotato	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE '	L TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). Loss of land in Green Belt would have an adverse impact on Green Belt
			purposes. A strong belt of trees to north of
			site continues to the immediate south of the

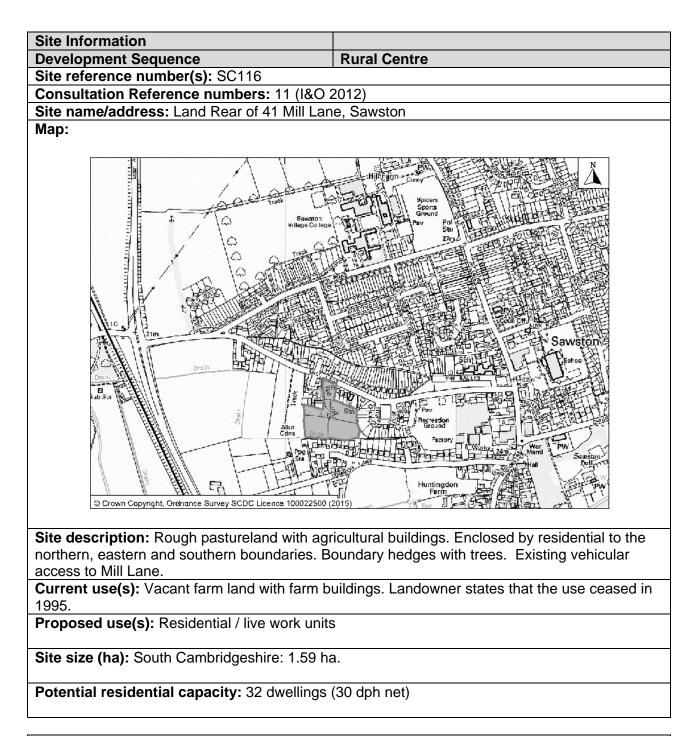
		Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village. Development of this site would have
		an significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the diversity and distinctiveness of townscape	or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	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?	RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
CLIMATE CHA		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk
	TH AND WELL BEING	Most of site in Flood Zone 2, drainage issues capable of being appropriately addressed. Remainder of site in Zone 3 flood risk incapable of appropriate mitigation.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality of publically	provision to adopted plan standards is provided onsite.

	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
		Sawston Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space for children and	657m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	879m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
Distance: City	How far is the site	and facilities within the village. R = >800m
Centre	from edge of	K = >00011
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,220m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	No facilities last, and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		 
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	2.22
Employment -	How far is the	RED = >3km
Accessibility	nearest main	2 Oliver ACE from control of site to Courth
	employment centre?	3.2km ACF from centre of site to South
	Centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome
		Campus & Weilcome Trust Genome
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Land	in the loss of	is for employment development.
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is ikely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Cohool conceity not sufficient but similiant
		School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. R =>800m
Distance: Primary	nearest primary	r =>000111
School	school?	986m ACF from centre of site to Bellbird
		Primary School, Sawston.
	1	i milary bonobi, bawalon.

Distance:       Provide new       G = Vitimi FKII (U is the large enough to provide new)         School       nearest secondary school?       0.7km ACF from centre of site to Sawston Vilage College.         TRANSPORT       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 fractiles/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 of site)?         Sustainable       Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four oriteria below.       Total score of 13.         Distance: bus stop / rail       R = Within 1000m (2)       884m ACF from the centre of the site to the nearest bus stop.         Frequency of Public Transport journey time to City Centre       G = 20 minute frequency (4)       20 minute service to Cambridge.         Distance: bus stop / rail       A = 31 to 40 minutes (3)       39 Minutes from Sawston to Cambridge.         Distance for cycling to City Centre       G = 5km to 10km (4)       9.53km ACF from the centre of the site to Cambridge.         Distance: Railway       How far is the site from an existing or proposed train       2.079m ACF from centre of the site to Cambridge.         Distance for cycling	Distance	How far is the	C Within 1km (or site large anough to
School         school?         0.7km ACF from centre of site to Sawston Village College.           TRANSPORT         Vhat 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 Scorie (SCDC)         Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.         AMBER = Score 10-14 from 4 criteria below Total score of 13.           Distance: bus stop / rail station         R = Within 1000m (2)         884m ACF from the centre of the site to the nearest bus stop.           Frequency of Public transport journey time to City Centre         G = 20 minute frequency (4)         20 minutes (3) 39 Minutes from Sawston to Cambridge.           Distance: How far is the site route are existing of roposed train station         G = 5Km to 10km (4)         9.53km ACF from the centre of the site to cambridge Market.           Distance: How far is the site route are existing of roposed train station?         G = 5Km to 10km (4)         9.53km ACF from the centre of the site to cambridge Market.           Distance: How far is the site route are existing of roposed train station?         GREEN = No capacity / access constraints iden	Distance: Secondary		G = Within 1km (or site large enough to provide new)
TRANSPORT         O.7km ACF from centre of site to Sawston Village College.           Cycle Routes         What type of cycle routes are accessible near to the site?         RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of 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         Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.         AMBER = Score 10-14 from 4 criteria below Total score of 13.           Distance: bus stop / rail         Score (SCDC)         R = Within 1000m (2)           Batton         G = 20 minute frequency (4)           Public Transport         G = 20 minute frequency (4)           Public Transport         A = 31 to 40 minutes (3)           Stance: bus stop / rail         Staftron Walden.           Public Transport         G = 5km to 10km (4)           Score for cycling to City Centre         G = 5km to 10km (4)           Station?         Staftron Walden.           Distance for cycling to City Centre         Frequency of Public transport station?           Distance:         How far is the site from an existing or proposed train station?	,	-	
TRANSPORT         Consider           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         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.           Distance: bus stop / rail station         Score (SCDC)         R = Within 1000m (2) s84m ACF from the centre of the site to the nearest bus stop.           Frequency of Public Transport         G = 20 minute frequency (4) 20 minute service to Saffron Walden.           Public transport journey time to City Centre         A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.           Distance for cycling to City Centre         G = 5km to 10km (4) 9.53km ACF from the centre of the site to Cambridge Market.           Distance: Railway from an existing or Station         How far is the site from an existing or Station?         R = >800m 5.54km ACF from centre of the site to Great Shelford Station.           Access         Will it provide safe access to the highway network, where there is available capacity?         GREEN = No capacity / access			0.7km ACF from centre of site to Sawston
Cycle Routes       What type of cycle routes are cacessible 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 facilitie/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         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         Distance: bus stop / rail station       R = Within 1000m (2)         Public transport       R = Within 1000m (2)         Public transport       G = 20 minute frequency (4)         Public transport       Quality public transport, and cycling. Scores determined by the four criteria below.         Distance: bus stop / rail station       R = Within 1000m (2)         Quality component       G = 20 minute frequency (4)         Public transport journey time to City Centre       A = 31 to 40 minutes (3)         Distance for cycling to City Centre       G = 5km to 10km (4)         Distance: 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 canonto be fully mit			Village College.
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Railway Stationfrom an existing or proposed train station?2,079m ACF from centre of the site to Great Shelford Station.AccessWill 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-CarWill it make theAMBER = No impacts	Distance:	How far is the site	
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AccessWill 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.No capacity constraints identified, safe access can be achieved.Non-CarWill it make theAMBER = No impacts	-	proposed train	
access to the       identified that cannot be fully mitigated.         highway network,       where there is         available capacity?       No capacity constraints identified, safe         access can be achieved.       AMBER = No impacts			
highway network, where there is available capacity?       No capacity constraints identified, safe access can be achieved.         Non-Car       Will it make the       AMBER = No impacts	Access		
where there is available capacity?     No capacity constraints identified, safe access can be achieved.       Non-Car     Will it make the     AMBER = No impacts			identified that cannot be fully mitigated.
available capacity?     access can be achieved.       Non-Car     Will it make the     AMBER = No impacts			No capacity constraints identified safe
Non-Car Will it make the AMBER = No impacts			
	Non-Car		

safer for public	
transport, walking	
or cycling facilities?	



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

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

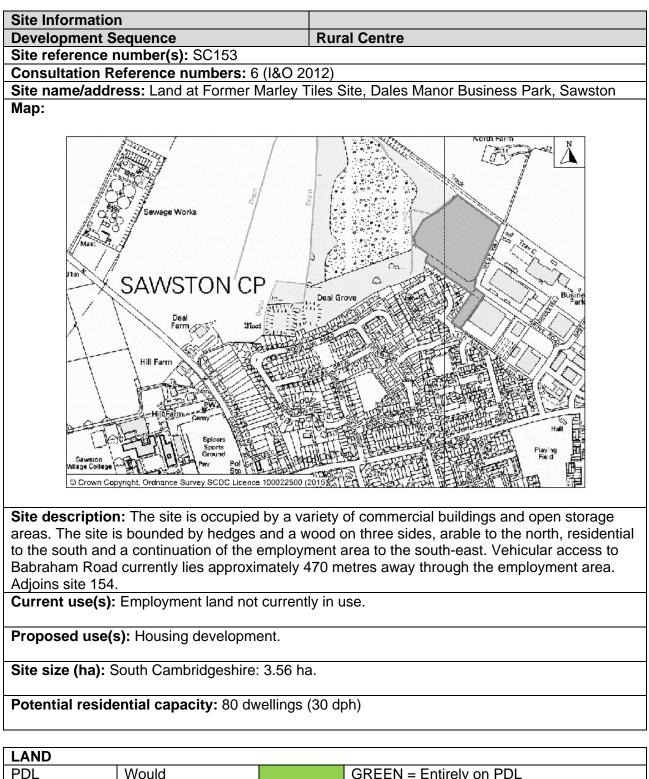
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		AMBER = Any adverse impact on protected
IFU	site or immediately		trees capable of appropriate mitigation
	adjacent protected		inces capable of appropriate mitigation
	by a Tree		TPOs to western, northern and eastern
	Preservation Order		boundaries and on access into site in the
	(TPO)?		ownership of 47 Mill Lane potential to be
	(11 0).		compromised. Trees around the boundary
			of the site will need to be retained using
			current best practice and guidance unless
			detailed tree surveys prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	FOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Impost (Dovalanment
	distinctiveness of		Minor Negative Impact (Development
	landscape character?		conflicts with landscape character, minor
			negative impacts incapable of mitigation). Development of this site would have an
			adverse impact on the landscape setting of
			Sawston by introducing built development
			into a small enclosed field visible from a
			path on the eastern boundary and adjoining
			residential.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
			enaleter, meabable et mugation

	diversity and					
	distinctiveness of townscape		Minor Negative Impact (development conflicts with townscape character, minor			
	character, including		negative impacts incapable of mitigation) -			
	through		Development of this site would have an			
	appropriate design		adverse impact on the landscape setting of			
	and scale of		Sawston by introducing built development			
	development?		into a small enclosed field visible from the			
			west. Within setting of 28 Mill Lane (LB			
			Grade II). Some adverse effect due to loss			
			of openness and rural approach to this part			
			of the village. The site is located in a			
			historically sensitive part of the village and			
			would have an adverse impact on the			
Green Belt	What effect would		setting of historic features. GREEN = No impact or Minor positive			
Oreen Deit	the development of		impact on Green Belt purposes			
	this site have on					
	Green Belt					
	purposes?					
Heritage	Will it protect or		RED = Site contains, is adjacent to, or			
	enhance sites,		within the setting of such sites, buildings			
	features or areas of		and features, with potential for significant			
	historical, archaeological, or		negative impacts incapable of appropriate mitigation			
	cultural interest		mugauon			
	(including		Significant Negative Impact on historic			
	conservation		Assets (incapable of satisfactory mitigation)			
	areas, listed		- Within setting of 28 Mill Lane (LB Grade			
	buildings,		II). Adverse effect due to loss of trees at			
	registered parks		entrance on approach to LB, loss of			
	and gardens and		openness and rural setting. The site is			
	scheduled monuments)?		located to the east of the nationally important Iron Age ringwork Borough Hill.			
CLIMATE CHA			important non Age ingwork borough rim.			
Renewables	Will it support the		AMBER = Standard requirements for			
	use of renewable		renewables would apply.			
	energy resources?					
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk			
			Flood Zone 2, drainage issues capable of			
			being appropriately addressed.			
	HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the		GREEN = Assumes minimum on-site			
	quantity and quality of publically		provision to adopted plan standards is provided onsite.			
	accessible open					
	space?					
Distance:	How far is the		GREEN = <1km or onsite provision			
Outdoor Sport	nearest outdoor					
Facilities	sports facilities?		0.3km ACF from centre of the site to			
	Line for the		Sawston Recreation Ground.			
Distance: Play	How far is the		GREEN = <400m or onsite provision			
Facilities	nearest play space					

	for children and	295m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
Tavellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	A = +00 - 000m
Local Centre	District or Local	517m ACF from the centre of the site
Loodi Contro	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	919m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	

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

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



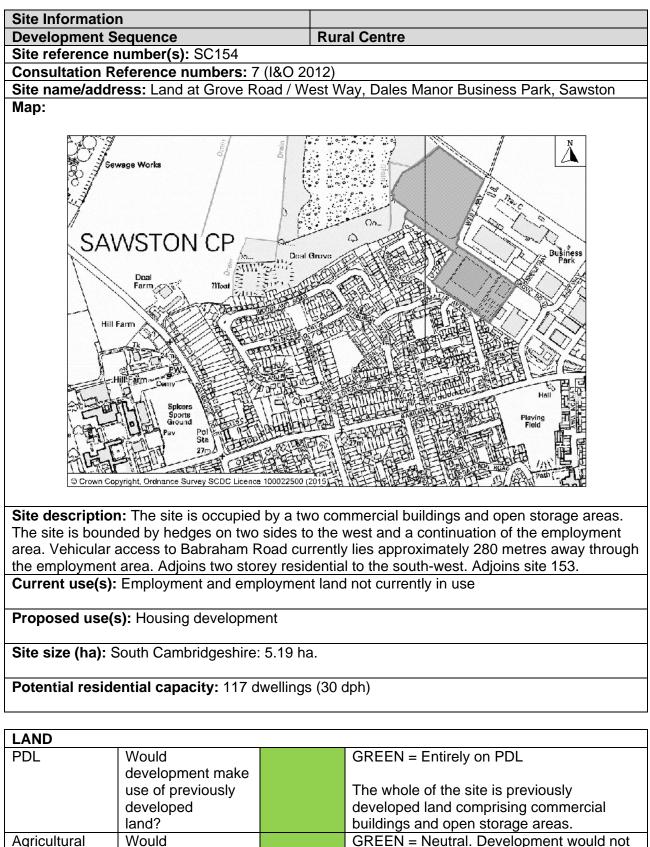
LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	•	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse
		type uses. These are unlikely to be
		considered compatible uses.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
	-	Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

			<u> </u>
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated).
	(Including		(or impacto occita bo intrigatod).
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		······genen
	native species, and		Assumptions for a neutral impact are that
	-		
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	•		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
minastructure	and green spaces,		of appropriate mitigation
			or appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
	Will it maintain and		
Landscape			GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of
			commercial buildings and open storage
			areas. Redevelopment for residential could
			improve the harsh village edge in this
			location.
	J		

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) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas.
			Redevelopment for residential could improve the harsh village edge in this location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage CLIMATE CHA Renewables Flood Risk	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)?NGEWill it support the use of renewable energy resources?Is site at flood risk?		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. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

	for obildron and	190m ACE from contro of the site to logd
	for children and teenagers?	480m ACF from centre of the site to land east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER = No Impact
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?	No effect on pitch or plot provision.
Distance:	How far is the site	R = >800m
District or Local Centre	from the nearest District or Local centre?	1,124m ACF from the centre of the site Sawston 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	How far is the	R = >800m
Service	nearest health centre or GP service?	1,878m ACF from centre of site to Sawston Medical Centre.
Key Local Facilities	Will it improve quality and range of key local	AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and 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	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.



development lead

to the loss of the best and most versatile

Land

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality? Is the site within or	acceptable.
AQMA		GREEN = >1,000m of an AQMA, M11, or A14
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	1
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse type uses. These are unlikely to be
		considered compatible uses.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
••••••	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
Water	Will it protect and	remediation of minor contamination.
vvalel	Will it protect and where possible	GREEN = No impact / Capable of full mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater,

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

	1		
			commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	townscape character, including through appropriate design and scale of development?		Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this
			location.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHA</b>	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING	j	00000
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 0.5km ACF from centre of the site to playing field south of Babraham Road and west of

		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
1 dointies	for children and	418m ACF from centre of the site to land
	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,047m ACF from the centre of the site
Local Centre	centre?	Sawston High Street - a cluster of services
	Centre:	and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >00011
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >00011
Service	centre or GP	1,791m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
T aciinties	of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dointioo	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(3	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.4km ACF form centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Site of 5.19 ha. is currently vacant.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	667m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
_101011001		

Secondary	nearest secondary	provide new)
School	school?	1.0km ACF from centre of site to Sawston
TRANCROPT		Village College.
TRANSPORT Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	AMBER – Medidin quality on-road path.
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Tatal same of 45
Score (SCDC)	been developed to	Total score of 15.
	consider access to and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		559m ACF from the centre of the site to the
Frequency of		nearest bus stop. G = 20 minute frequency (4)
Public		C = 20 minute frequency (4)
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.04km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,151m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	
	where there is available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement

	to public transport, walking or cycling facilities.	
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	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.5km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Lanu	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor pagetive
		Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Site of 3.56 ha. is currently vacant.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	762m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	. ,
_		1.0km ACF from centre of site to Sawston
L	1	

		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)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		<ul><li>A = Within 800m (3)</li><li>634m ACF from the centre of the site to the nearest bus stop.</li></ul>
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.04km 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 3,146m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. 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 The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Inform	nation		
Developme	ent Sequence	Rural Centre	
	nce number(s): SC178		
	on Reference numbers: 9 (I&O	2012)	
	address: Land east of Sawston.		
Map:		·	
		Indiana Paris de la constante	
	Works 400 Ware 900 Works 400 Ware 900 Superson Fail 500 Fail 500 F		
the west an a field to the and the rem the site. Ac	d partially to the north, and hedge e south bounded by housing to th nainder of the field to the south. T	large arable field to the north bounded by houses to ges to the west and south, and by the northern part of he west and north, a strong hedge line to the east The grounds of Sawston Hall lie to the south east of d close to the Icknield Primary School.	
Proposed use(s): A village extension i.e. a development adjoining the existing village development framework boundary			
Site size (h	<b>na):</b> South Cambridgeshire: 17.21	1 na.	
Potential re	esidential capacity: Reduced sit	ite area capacity 160 dwellings (30 dph)	
LAND			
PDL	Would development make	RED = Not on PDL	

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

		cita Orada 0
	versatile	site Grade 2.
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
winerais		
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		ODEEN. Minimal as impact as the start
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Development unlikely to impact on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
0.010	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA, the M11 or the	A14
Pollution	A14?	CREEN - No advorce offects or conchis of
	Are there potential Odour, light noise	GREEN = No adverse effects or capable of
	and vibration	full mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	Uses.
	receptor or	0303.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	,
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation interest, and	No impact on protected sites and species (or impacts could be mitigated).

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	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	GREEN = Development could have a
	development	positive impact by enhancing existing
	reduce habitat	features and adding new features or
	fragmentation,	network links.
	enhance	
	native species, and	Minor positive impact as there is some
	help deliver habitat	opportunities for enhancement through the
	restoration (helping	provision of tree belts and hedgerows.
	to achieve	
	<b>Biodiversity Action</b>	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
_	site or immediately	any protected trees
	adjacent protected	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
LANDSCAPE.	TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
Landoodpo	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		landscape character). Loss of land in Green
		Belt would have an adverse impact on
		Green Belt purposes. Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
1		5 5
		achieved through the development process.
		Development of this site would has the
		Development of this site would has the potential to have a positive impact upon the
		Development of this site would has the

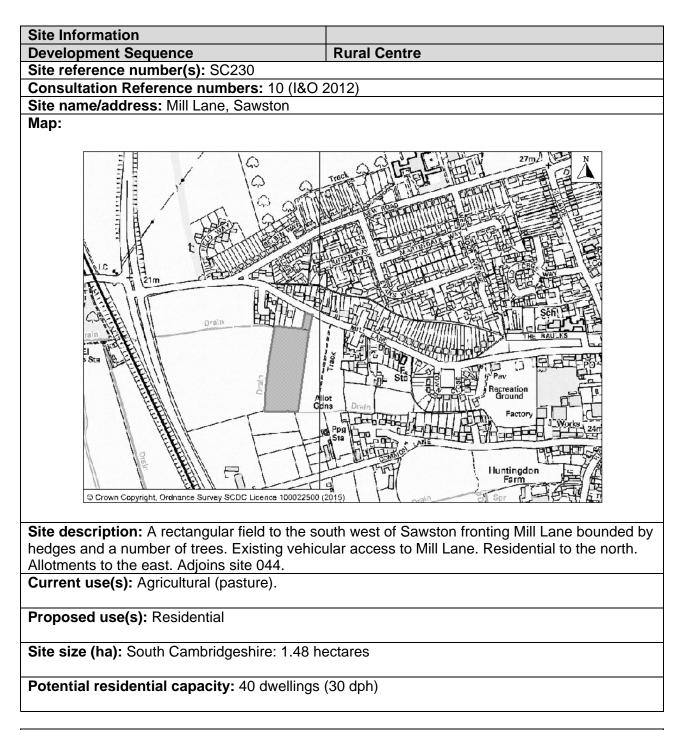
<b></b>		
-		to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally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

Distance	Liberry from the file of	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.4km ACE from control of the site to playing
Facilities	sports facilities?	0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	
	for children and	324m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	D 000m
Distance:	How far is the site	R = >800m
District or	from the nearest	0.04m AOE from the excited of the site
Local Centre	District or Local	884m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,281m ACF from centre of site to Sawston
Kasalaaal	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	Nove for dilities, on improved existing for dilities
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
Community	etc?)	Surgery and shops.
Community Facilities	Will it encourage	GREEN = Development would not lead to
racilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community activities?	possible.
	activities?	No facilities last and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing		with existing communities
Communities	development on the site integrate	WILL CASUNG COMMUNICES
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 1.6km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	<ul> <li>G = No loss of employment land / allocation is for employment development.</li> <li>Development would have no effect on employment land or premises.</li> </ul>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
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. Site could potentially provide additional playing fields for the nearby Primary School to enable its expansion on site.

Distance:	How far is the	G = <400m
Primary	nearest primary	G = <40011
School	school?	220m ACF from centre of site to Icknield Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.3km ACF from centre of site to Sawston Village College.
TRANSPORT	L	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are accessible near to the 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	Scoring	AMBER = Score 10-14 from 4 criteria
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 13.
Distance: bus		A = Within 800m (3)
stop / rail station		696m ACF from the centre of the site to the
Frequency of		nearest bus stop. G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
Distance for cycling to City		A = 10km to 15 km (3)
Centre		10.01km 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?	2,564m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor pogativo offects inconchia of
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is

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



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	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	Site within an area designated in the
	reserves?	Site within an area designated in the Minerals and Waste LDF but development
		· · · · · · · · · · · · · · · · · · ·
POLLUTION		would not have a negative impact
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	inpact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Ť
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Noise from Cambridge Road but can
	receptor or	be mitigated by design and layout, which
	generator	may influence density.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development will be to offer the structure available
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures. Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	_ \	

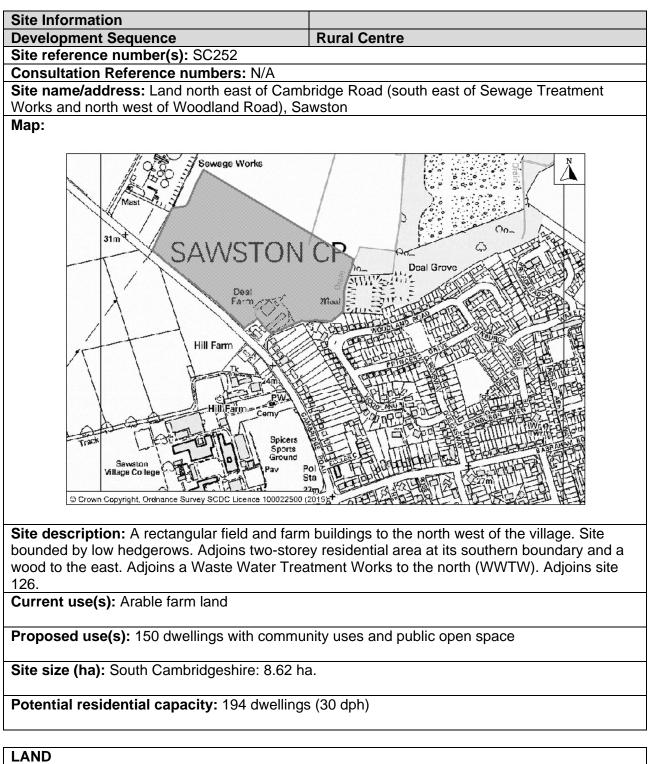
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMPER - Dovelopment would have a
Diodiversity	development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		mugaton.
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		TPO running along southern site boundary.
	Preservation Order		The trees present on all other boundaries
	(TPO)?		look significant and will need to be retained
			using current best practice and guidance
			unless detailed tree surveys prove
0.000			otherwise
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable of appropriate mitigation.
	and green spaces,		or appropriate mitigation.
	through delivery of		
	through delivery of and access to		Neutral impact (existing features retained
	and access to		Neutral impact (existing features retained, or appropriate mitigation possible).
	and access to green		or appropriate mitigation possible).
	and access to		or appropriate mitigation possible). Assumptions for a neutral impact include
	and access to green		or appropriate mitigation possible).
	and access to green		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation
LANDSCAPE,	and access to green infrastructure? TOWNSCAPE AND C	ULTURAL H	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
LANDSCAPE, Landscape	and access to green infrastructure? <b>TOWNSCAPE AND C</b> Will it maintain and	ULTURAL H	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE GREEN = No impact (generally compatible,
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made compatible with local landscape character). Assumptions for a
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made 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
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made 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.
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have an
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made 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.
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. <b>ERITAGE</b> 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, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have an adverse impact on the landscape setting of

			impacts on the landscape through retention of trees and hedges.
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		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of
	and scale of development?		Sawston by introducing built development into a small enclosed field visible from the west. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.
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		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. The site is located to the east of the nationally important Iron Age ringwork Borough Hill.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	; ;	<u> </u>
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:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		0 Firm ACE from control of the site to
Outdoor Sport Facilities	sports facilities?		0.5km ACF from centre of the site to Sawston Recreation Ground.

Facilities	nearest play space	
T domines	for children and	487m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER = NO IMPACI
Traveller		No offect on nitch or plot provision
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	710m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,088m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
T domines	engagement in	replacement / appropriate mitigation
	community activities?	possible.
		No facilities lost, and no new facilities
		proposed directly as a result of the
		,
Integration	How well would the	development. AMBER = Adequate scope for integration
Integration		
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	

	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
,	employment	3.0km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Ounties	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magaaon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	Diodubariu	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Capacity	capacity?	שישטא אוויטט אומניבש.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	819m ACF from centre of site to Bellbird
	301001	Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
	3010011	0.6km ACF from centre of site to Sawston
		Village College.
TDANEDODT		
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.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		<ul><li>A = Within 800m (3)</li><li>712m ACF from the centre of the site to the nearest bus stop.</li></ul>
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.59km 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 2,167m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



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

	versatile	2.
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Small part 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	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts
	impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	RED = Significant adverse impacts incapable of appropriate mitigation All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation.
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, agricultural / farm use in south of site.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any

BIODIVERSITY	,	impact on groundwater.
	Will it conserve	CREEN - Doos not contain is not adjacent
Designated Sites	protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
01103		•
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	GREEN = Development could have a
	development	positive impact by enhancing existing
	reduce habitat	features and adding new features or
	fragmentation,	network links
	enhance	
	native species, and	Minor positive impact as there are some
	help deliver habitat	opportunities for enhancement through for
	restoration (helping	habitat linkage/enhancement/restoration –
	to achieve	woodland to west and east,
		,
	Biodiversity Action	watercourses/ditches.
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	AMBER = Any adverse impact on protected
	site or immediately	trees capable of appropriate mitigation
	adjacent protected	Six protected trees to southern boundary
	by a Tree	will need to be retained. Deal Grove
	Preservation Order	woodland protected as a TPO to eastern
	(TPO)?	boundary, will need to be considered in any
		development.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Assumptions for a neutral impact include
	green	that appropriate design and mitigation
	infrastructure?	measures would be achieved through the
		5
	L TOWNSCAPE AND C	development process.
Landscape	Will it maintain and	RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible
	distinctiveness of	
	landscape	Significant Negative Impact (Development
	character?	conflicts with landscape character, with
		significant negative impacts incapable of
		mitigation). Development would have an
	1	adverse impact on Green Belt purposes and

	Τ		
Townscape	Will it maintain and enhance the		functions and would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site. GREEN = No impact (generally compatible, or capable of being made compatible with
	diversity and distinctiveness of townscape character, including through appropriate design		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
	and scale of development?		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?		RED = Significant negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	i	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	anarta facilitian?	0.5km ACE from control of the site to
Facilities	sports facilities?	0.5km ACF from centre of the site to Spicers Sports Ground, Cambridge Road
		Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities		ANDER = $400 - 80011$
racilities	nearest play space for children and	557m ACF from centre of the site to land
		east of Queensway, Sawston.
Gypsy &	teenagers? Will it provide for	AMBER = No Impact
Traveller	the	AMBER - NO IMPACT
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	1,000m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,781m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire refers to additional community
	and leisure (shops,	uses such as village halls, public open
	post offices, pubs	space and allotments could be provided alongside the residential development
	etc?)	proposed.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communities		
Communities	with existing	
Communities	with existing communities?	 Site located between STW and edge of the
ECONOMY		Site located between STW and edge of the built-up area.

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 3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
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?	R =>800m 923m ACF from centre of site to Bellbird

		Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle routes are accessible near to	AMBER = Medium quality off-road path.
HQPT	the site? Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 15.
Distance: bus stop / rail station		G = Within 600m (4) 481m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service to Cambridge.
Public transport journey time to City Centre		<ul> <li>Hourly service to Saffron Walden.</li> <li>A = 31 to 40 minutes (3)</li> <li>39 Minutes from Sawston to Cambridge.</li> <li>29 Minutes from Sawston to Saffron Walden.</li> </ul>
Distance for cycling to City Centre		G = 5km to 10km (4) 8.83km 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 2,680m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Informatio	n			
Development S		Rural Centre		
	number(s): SC 178 & 258			
	eference numbers: 8 & 9	(I&O 2012)		
Site name/address: Land South of Babraham Road, Sawston Map:				
the west and pa a field to the sou	<b>Site description:</b> Site 178 is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site.			
Site 258 consist	Site 258 consists of a field to the east of the village bounded by hedges. Adjoins new residential			
		d close to the Icknield Primary School.		
Current use(s):	Agricultural.			
Proposed use(	Proposed use(s): Residential			
Site size (ha): South Cambridgeshire: 11.64 ha.				
Potential residential capacity: 260 dwellings (30 dph)				
LAND				
PDL	Would	RED = Not on PDL		
	development make use of previously developed land?			
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land		

Land	development lead	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - part of
	versatile	site Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
winerais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	16361763	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development of line is to affect out the second
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the development process and will mitigate any
		impact on groundwater.
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to, or local area will be developed as
5.00	and protect sites	greenspace. No or negligible impacts
	designated for	g. certopador no or nogligible impadto
	nature	
	conservation	
	interest, and	
	geodiversity?	
	goodiversity:	

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

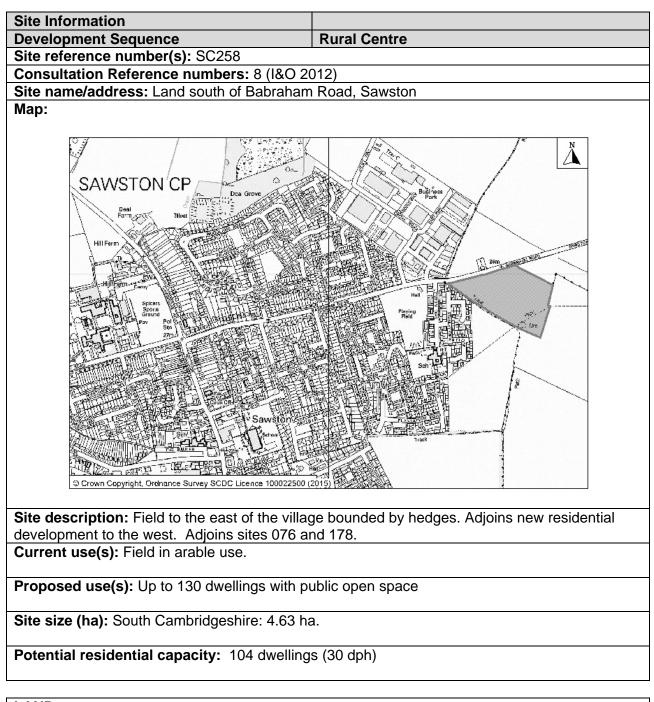
		southern boundary crosses a field
		horizontally to respect the setting of
		Sawston Hall, a new hedge or plantation
_		would be necessary here.
Townscape	Will it maintain and	GREEN = No impact (generally compatible
	enhance the	or capable of being made compatible with
	diversity and	local townscape character or provide minor
	distinctiveness of	improvements)
	townscape	
	character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		townscape character). Assumptions for a
		neutral impact include that appropriate design and mitigation measures would be
		achieved through the development process.
		Adjoins estate housing to the west.
Green Belt	What effect would	AMBER = negative impact on Greenbelt
Oreen ben	the development of	purposes
	this site have on	pulpoood
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
J J	enhance sites,	within the setting of such sites with potential
	features or areas of	for negative impacts capable of appropriate
	historical,	mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms part of the wider setting of Sawston
	areas, listed	Hall albeit well screened by trees. New
	buildings,	woodland plantation to southern boundary
	registered parks	would help mitigate this impact.
	and gardens and	Archaeological potential will require further
	scheduled	information but the assumption for a neutral
	monuments)?	impact is that it is likely appropriate
		mitigation can be achieved through the
<u></u>		development process.
CLIMATE CHA		AMPED Standard requirements for
Renewables	Will it support the use of renewable	AMBER = Standard requirements for
		renewables would apply
Flood Risk	energy resources? Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	GILLIN = FIUUU ZUHE 1 / IUW IISK
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	H AND WELL BEING	
Open Space	Will it increase the	DARK GREEN = Development would create
	quantity and quality	the opportunity to deliver significantly
	of publically	enhanced provision of new public open
	accessible open	spaces in excess of adopted plan
	space?	standards.
		Development would deliver significant new
1		public open space.

Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.3km ACF from centre of the site to playing
		field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		285m ACF from centre of the site to playing field east of Saffron Way, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	
	centre?	
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R =>800m
Service	nearest health	R =>000111
OCIVICE	centre or GP	1,461m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs etc?)	community facilities such as a Doctors
Community	Will it encourage	Surgery and shops. GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire refers to potential to provide additional
L	<u> </u>	

		community facilities.
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	communitation.	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation 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.
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 1.6km ACF from site centre to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.

Education	la thang aufficient	ANDED Cohool consolity not sufficient
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	School conscitutest sufficient, but significant
		School capacity not sufficient, but significant
		issues can be adequately addressed. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site. Site lies close
Distance	Llow for is the	to both village primary Schools. G =<400m
Distance:	How far is the	G =<400m
Primary School	nearest primary school?	208m ACF from centre of site to The
301001	SCHOOLS	
Distance:	How far is the	Icknield Primary School, Sawston.
Distance:		A = 1 10 3  Km
Secondary School	nearest secondary school?	1.3km ACF from centre of site to Sawston
301001	SCHOOLS	
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMPED Madium quality off road path
Cycle Roules	routes are	AMBER = Medium quality off-road path.
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		Annual instally COCHE ACE from the courter of
station		Approximately 696m ACF from the centre of
		the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
		goi
		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
		29 Minutes from Sawston to Saffron
Distance for		Walden.
		A = 10km to 15 km (3)

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



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

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

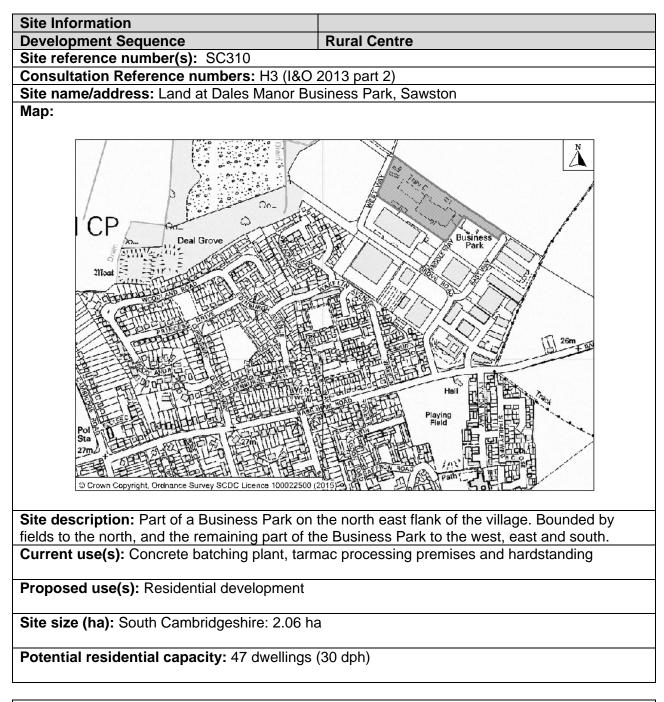
Biodivoraity	Would		CREEN - Dovolonment could have a
Biodiversity	development		GREEN = Development could have a positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		Helwork links.
			Minor positivo impost os there are some
	native species, and		Minor positive impact as there are some opportunities for enhancement through the
	help deliver habitat restoration (helping		provision of hedgerows.
	to achieve		provision of nedgerows.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
·	FOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		Nouted import (non-early compatible or
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site has the potential to
			have a positive impact upon the landscape
			setting of Sawston provided the design
			makes a generous provision of land to
			ensure a soft green edge to the east.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
r -	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)

	1		1
	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	H AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 371m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation		AMBER = No Impact No effect on pitch or plot provision.

	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,138m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Distance: City		R = >00011
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,656m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 aciiiiles		sausiaciony miligation proposed).
	of key local	Now facilities or improved evicting facilities
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	•	
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
	Jannan ago.	

Oh a mai		
Shopping	Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
710000000000000000000000000000000000000	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation.
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Cabaal anna site ant sufficient but similiant
		School capacity not sufficient, but significant
Distance	How far is the	issues can be adequately addressed.
Distance:		G = <400m
Primary School	nearest primary school?	345m ACF from centre of site to Icknield
SCHOOL	SCHOOL	Primary School, Sawston.
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	
School	school?	1.4km ACF from centre of site to Sawston
001001		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not

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



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

	sterilisation of	safeguarded area.
	economic mineral	salegualueu alea.
	reserves?	
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	AMBER = Adverse impacts capable of adequate mitigation
	and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises; development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses. Development by itself however would have negative impacts which could not be effectively mitigated.
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 in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

<b></b>		<u></u>
		measures will achieved through the development process and will mitigate any
		impact on groundwater
BIODIVERSITY	7	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity? (Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation.
	enhance native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	achieved through the development process.
	<b>Biodiversity Action</b>	
	Plan targets, and	
	maintain	
	connectivity	
	between green infrastructure)?	
ТРО	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected	
	by a Tree	
	Preservation Order	
Croon	(TPO)?	AMDED No cignificant appartunities or
Green Infrastructure	Will it improve access to wildlife	AMBER = No significant opportunities or loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	or appropriate minganen
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the development process.
	L TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Minor Positive Impact (Development would

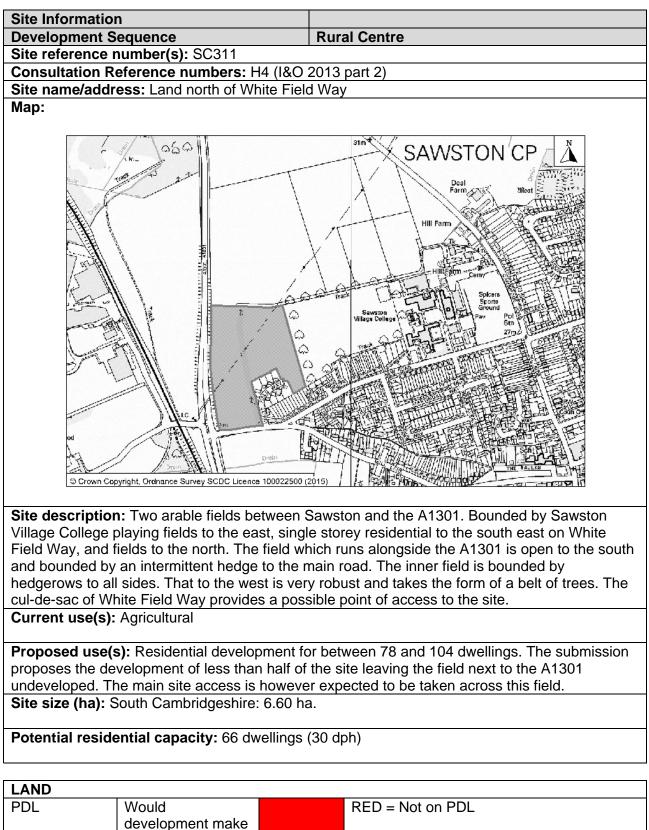
		· · · · · · · · · · · · · · · · · · ·
Townscape	Will it maintain and	relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village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

Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.5km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	568m ACF from centre of the site to last
	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	Ambert - No impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,162m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	1,882m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	-	satisfactory mitigation proposed).
Facilities	quality and range	sausiaciony miligation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Johnnundes	with existing	separated by non residential land uses
	communities?	Site does not relate well to evicting
	communities?	Site does not relate well to existing
		residential areas unless developed in
		conjunction with adjoining sites on the
FOONCIN		business park.
ECONOMY		

Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shanning	Will it protect the	CREEN - No offect or would support the
Shopping	•	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres. No facilities lost, and no new facilities
	hierarchy,	-
	supporting the	proposed directly as a result of the development.
	vitality and viability	development.
	of Cambridge,	
	town, district and	
Employment	local centres? How far is the	AMBER = 1-3km
Employment -	nearest main	AIVIDER = 1-3KIII
Accessibility		2.24m ACE from control of site to Courth
	employment centre?	2.3km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
Employment	Would	Campus)
Employment -		A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	Development would have a minor reputive
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Much of site is occupied by low
		intensity uses.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
1		mitigation.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
		A = 400 - 60000
Primary	nearest primary	
School	school?	667m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT		- mage concegor
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		695m to nearest bus stop ACF (Sawston,
		Churchfield Avenue)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		R = 41 to 50 minutes (2)
transport		
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,239m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
		nontined that cannot be fully filligated.
	highway network,	

	where there is available capacity?	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 Would result in minor negative impact to public transport, walking or cycling facilit if developed as a free-standing site as access would be through the Business F along Grove Road.	ies



	development make use of previously developed land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	

	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
N 41 1	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	Site not within a designated area identified
		in the Minerals and Waste LDF,
		development would not have negative impact.
POLLUTION		inipaci.
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
Contomination	uses)? Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination.
	the site?	area with a history of contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
(Tatol	where possible	mitigation
	enhance the quality	lindgadon
	of the water	Development unlikely to affect water quality.
	environment?	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 achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY		 
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,

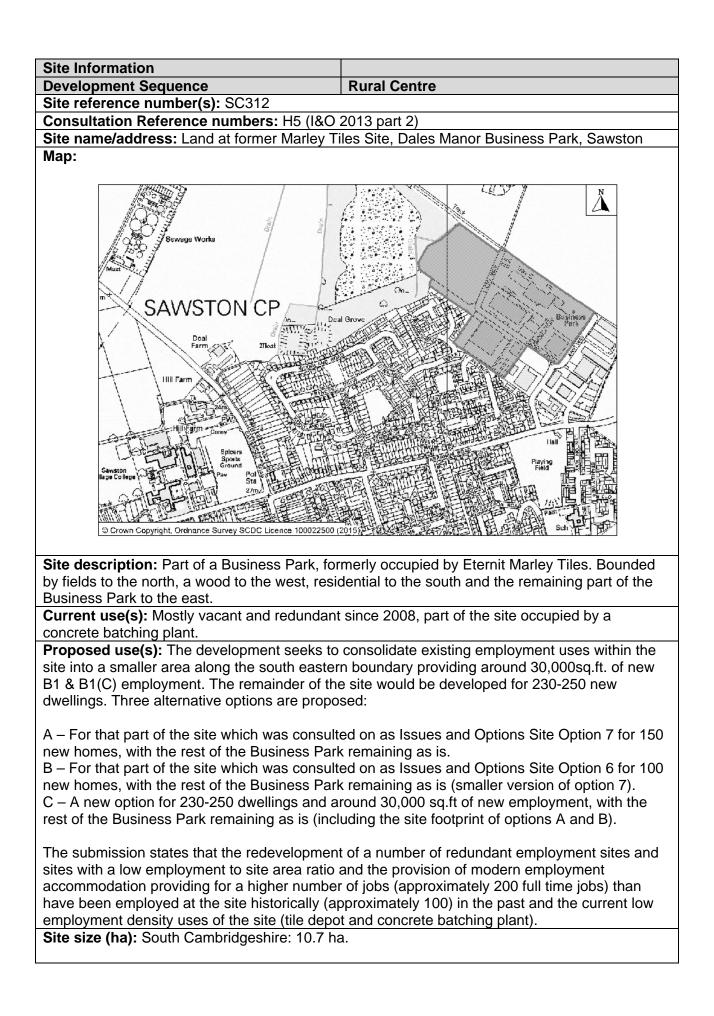
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	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	(• 1 • • • • • • • • • • • • • • • • • •
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	-
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping	be retained or appropriate mitigation will be
	to achieve	
		achieved through the development process.
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	AMBER = Any adverse impact on protected
	site or immediately	trees capable of appropriate mitigation
	adjacent protected	about capable of appropriate magaateri
	by a Tree	The tree belt running north to south through
	Preservation Order	the site is protected by a TPO.
	(TPO)?	the site is protected by a TPO.
Green		AMPED No significant appartunities or
	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
		that appropriate design and mitigation
		measures would be achieved through the
		development process.
	TOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
Lanuscape	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	
	character?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		landscape character). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
		Score assumes built development is
		confined to the east of the north-south tree

			belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (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.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite 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 0.7km ACF from centre of the site to Spicers Sports Ground, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 802m ACF from centre of the site to Sawston Recreation Ground.

Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	No effect as with the later of the
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	2
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,003m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	2
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,516m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No feetBlack and a second second second
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	l
ECONOMY	Deep it eddress	 AMDED Not within an adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	

Suppring hierarchy, supporting 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 site which include retail, offices, or leisure usesEmployment - AccessibilityHow far is the nearest main employment tent?RED = >3km Campus & Wellcome Trust Genome Campus wellcoment tend / or deliver new employment land?UtilitiesWould development result in the loss of employment land?G = No loss of employment land / allocatio is for employment and or premises.UtilitiesWill it morve the level of investment in key community services and infrastructure,			
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 site which include retail, offices, or leisure uses which includes retail, offices, or leisure uses which could have no effect on employment land, or deliver new employment land?UtilitiesWould development enable endiver new employment land?G = No loss of employment and / allocatio is for employment and or premises. Development would have no effect on employment land?UtilitiesWill it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?AMBER = Significant upgrades likely to be required, but constraints can be addressed.Education Capacity?Is there sufficient education capacity?AMBER = School capacity not sufficient, constraints can be appropriately mitigated school?Distance: Primary School?How far is the nearest primary school?R = >800m provise nor a syste la	Shopping	shopping	GREEN = No effect or would support the vitality and viability of existing centres.
Employment - Accessibility       How far is the nearest main employment centre?       RED = >3km         Employment - Land       Would       3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Researc Campus) & Wellcome Trust Genome Campus)         Employment - Land       Would       G = No loss of employment land / allocatio is for employment land, or deliver new employment land?         Utilities       Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?       AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation         Education       Is there sufficient education capacity?       Minor Utilities Infrastructure improvements required, but constraints can be addressed There is insufficient spare mains water required, but constraints can be developed. The sewerage network is at capacity and will require neares to be developed. The sewerage network is at capacity and will require local and upstream reinforcemer capacity?         Education capacity?       Is there sufficient education capacity?       AMBER = School capacity not sufficient, constraints can be appropriately mitigated sisues can be adequately mitigated sisues can be adequately mitigated sisues can be adequately addressed.         Distance: Primary School       How far is the nearest secondary school?       R = >800m 1,054m ACF from centre of site to Bellbird Primary School, Sawston.         Distance: Secondary School       How far is the nearest secondary school?       G = Within 1km (or site large enough to provide new) <t< td=""><td>1</td><td>supporting the vitality and viability of Cambridge, town, district and</td><td></td></t<>	1	supporting the vitality and viability of Cambridge, town, district and	
Accessibility       nearest main employment centre?       3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Researc Campus & Wellcome Trust Genome Campus)         Employment - Land       Would development result in the loss of employment land, or deliver new employment land?       G = No loss of employment land / allocatio is for employment development         Utilities       Will it improve the level of investment in key community services and infrastructure, including communications       AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation         Education       Is there sufficient capacity       AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation         Education       Is there sufficient capacity?       AMBER = Significant upgrades likely to be required, but constraints can be addressed required, but constraints can be addressed required in the SHLAA sites within the zone were to be developed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcemer school capacity not sufficient, constraints can be appropriately mitigated capacity?         Distance: Primary School       How far is the nearest primary school?       R = >800m nearest primary school?       R = >800m nearest secondary school?         Distance: School       How far is the nearest secondary school?       G = Within 1km (or site large enough to	Employment -		RED = >3km
Landdevelopment result in the loss of employment land, or deliver new employment land?is for employment developmentUtilitiesWill 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 mitigationEducation CapacitySthere sufficient education capacity?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 severage network is at capacity and will require local and upstream reinforcemer Capacity?Distance: Primary SchoolHow far is the nearest primary school?R = >800m 1,054m ACF from centre of site to Bellbird Primary SchoolDistance: Secondary SchoolHow far is the nearest secondary school?G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Sawston.TRANSPORT Cycle RoutesWhat type of cycleRED = No cycling provision or a cycle lane	1 2	nearest main employment centre?	3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
or deliver new employment land?employment land or premises.UtilitiesWill 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 appropriat mitigationEducation CapacityCommunications infrastructure and broadband?Minor Utilities Infrastructure improvements required, but constraints can be addressed There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement capacity?Education CapacityIs there sufficient education capacity?Distance: Primary SchoolHow far is the nearest primary school?Distance: Primary SchoolHow far is the nearest scondary school?Distance: Primary SchoolHow far is the nearest scondary school?Distance: Provide new) school?How far is the nearest secondary school?Distance: Provide new)How far is the nearest secondary school?Dis		development result	G = No loss of employment land / allocation is for employment development
level of investment in key community services and infrastructure, including communications infrastructure and broadband?required, constraints capable of appropriate mitigationMinor Utilities Infrastructure improvements required, but constraints can be addressed There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require local and upstream reinforcement capacity?Education Capacity?Is there sufficient education capacity?Distance: Primary SchoolHow far is the nearest primary school?Distance: Parimary SchoolHow far is the nearest secondary school?Distance: Parimary SchoolHow far is the 		or deliver new	
Distance:       How far is the         Primary       nearest primary         School       school?         Distance:       How far is the         Distance:       How far is the         Secondary       nearest secondary         School       School?         Distance:       How far is the         Secondary       nearest secondary         School       School?         O.5km ACF from centre of site to Sawston         Village College.         TRANSPORT         Cycle Routes       What type of cycle	Education	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant
Primary       nearest primary         School       1,054m ACF from centre of site to Bellbird         Distance:       How far is the         Secondary       nearest secondary         School       0.5km ACF from centre of site to Sawston.         Output       0.5km ACF from centre of site to Sawston.         TRANSPORT       Village College.         Cycle Routes       What type of cycle	Distance:	How far is the	
Secondary School       nearest secondary school?       provide new)         0.5km ACF from centre of site to Sawston Village College.         TRANSPORT         Cycle Routes       What type of cycle         RED = No cycling provision or a cycle lane	Primary School	nearest primary school?	1,054m ACF from centre of site to Bellbird Primary School, Sawston.
TRANSPORT     Village College.       Cycle Routes     What type of cycle     RED = No cycling provision or a cycle lane	Secondary	nearest secondary	provide new)
TRANSPORT           Cycle Routes         What type of cycle         RED = No cycling provision or a cycle lane			
Cycle Routes What type of cycle RED = No cycling provision or a cycle lane	TRANSPORT	<u> </u>	
routes are less than 1.5m width with medium volume		What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

[		the <b>f</b> is a low in the same of the state of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		775m to nearest bus stop ACF (Sawston,
olalion		Babraham Road)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		40 Minutes (Sawston, Babraham Road to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.16km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,589m ACF from centre of the site to
Station	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
100000	access to the	identified that cannot be fully mitigated.
	highway network,	nochtmed that cannot be fully filligated.
	where there is	No capacity constraints identified, safe
	available capacity?	No capacity constraints identified, safe access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities		AWDLR = WU III Paulo
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

LAND		
PDL	Would	GREEN = Entirely 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?	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	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality?	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA, the M11 or the A14?	A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	DARK GREEN =Would remove existing significant source of pollution. This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)

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

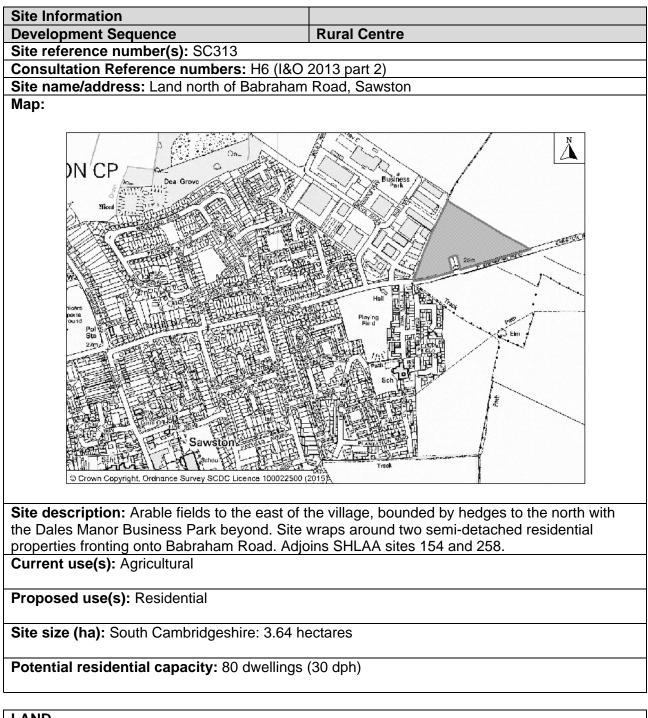
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C		
Landscape	Will it maintain and	OLI ORAL III	GREEN = No impact (generally compatible,
Landobapo	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of
			commercial buildings and open storage
			areas. Redevelopment for residential could
			improve the harsh village edge in this
			location.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Minor Positive Impact (Development would
	through		relate to local townscape character and
	appropriate design		offer opportunities for enhancement). The
	and scale of		site is occupied by a variety of commercial
	development?		buildings and open storage areas.
			Redevelopment for residential could
			improve the harsh village edge in this location.
Green Belt	What effect would		GREEN = No impact or Minor positive
Green Deit	the development of		impact on Green Belt purposes
	this site have on		impact on Green Beit purposes
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA	NGE		

Renewables	Will it outpoort the		AMPER - Standard requirements for
Renewables	Will it support the use of renewable		AMBER = Standard requirements for renewables would apply
	energy resources?		Tenewables 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 HEAL	H AND WELL BEING	1	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		Neutral impact (existing features retained or
Distance:	How far is the		appropriate mitigation). GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		GREEN = < 1km of onsite provision
Facilities	sports facilities?		Assume onside provision as site of over 200
T dointies			dwellings, which would be required to
			deliver on site facilities to meet policy.
			0.5km ACF from centre of the site to playing
			field south of Babraham Road and west of
			Lynton Way, Sawston.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		Assume encide menticien es site of even 200
	for children and teenagers?		Assume onside provision as site of over 200 dwellings, which would be required to
	leenayers:		deliver on site facilities to meet policy.
			denver on site identites to meet policy.
			494m ACF from centre of the site to land
			east of Queensway, Sawston.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		Beyond 1,000m from nearest centre ACF
	centre?		(1,098m to Sawston, High Street)
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
Distance: OD	City Centre?		D 000m
Distance: GP Service	How far is the nearest health		R = >800m
Service	centre or GP		1,822m ACF from centre of site to Sawston
	service?		Medical Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		···· / ·······························
	services and		No facilities lost, and no new facilities

	facilities including 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?	AMBER = Adequate scope for integration with existing communities
ECONOMY	1	
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 2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	<ul> <li>A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).</li> <li>Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is currently vacant (since 2008), or occupied by low intensity uses.</li> </ul>

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

Public		
Transport		20 minute service (Citi 7)
Public		A = 41 to 50 minutes (2)
transport		
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre	-	9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,181m ACF from centre of the site to
	station?	Whittlesford Station.
Access		CREEN No conceity / concern constraints
Access	Will it provide safe access to the	GREEN = No capacity / access constraints
	highway network,	identified that cannot be fully mitigated.
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	, 0	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.



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

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

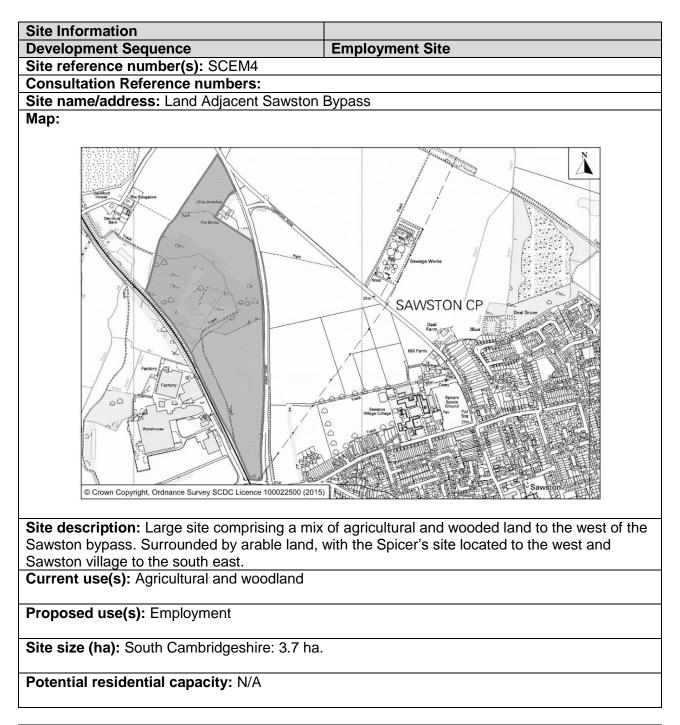
	l n e tune		manage Margaren Pathala (
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN =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

		have a positive impact upon the landscape		
		setting of Sawston provided the design		
		makes a generous provision of land to		
		ensure a soft green edge to the east.		
Townscape	Will it maintain and enhance the diversity and	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor		
	distinctiveness of townscape	improvements)		
	character, including through	Neutral impact (generally compatible, or capable of being made compatible with local		
	appropriate design	townscape character). Assumptions for a		
	and scale of	neutral impact include that appropriate		
	development?	design and mitigation measures would be		
		achieved through the development process.		
		Adjoins industrial estate to the west.		
Green Belt	What effect would	AMBER = negative impact on Greenbelt		
	the development of	purposes		
	this site have on			
	Green Belt			
	purposes?			
Heritage	Will it protect or	GREEN = Site does not contain or adjoin		
	enhance sites,	such buildings, sites or features, and there		
	features or areas of	is no impact to the setting		
	historical,	Neutral impact (existing features retained,		
	archaeological, or	or appropriate mitigation possible).		
	cultural interest	A set a set a size i set as the still as sovies. A set as		
	(including	Archaeological potential will require further		
	conservation areas, listed	information but the assumption for a neutral impact is that it is likely appropriate		
	buildings,	mitigation can be achieved through the		
	registered parks	development process.		
	and gardens and			
	scheduled			
	monuments)?			
<b>CLIMATE CHA</b>				
Renewables	Will it support the	AMBER = Standard requirements for		
	use of renewable	renewables would apply.		
	energy resources?			
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk		
		Flood Zone 1 and no drainage issues that		
		cannot be appropriately addressed		
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the	GREEN = Assumes minimum on-site		
	quantity and quality	provision to adopted plan standards is		
	of publically	provided onsite		
	accessible open			
	space?	Neutral impact (existing features retained or appropriate mitigation).		
Distance:	How far is the	GREEN = <1km or onsite provision		
Outdoor Sport	nearest outdoor			
Facilities	sports facilities?	0.4km ACF from centre of the site to playing field south of Babraham Road and west of		

		Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	AMBER = 400 -80011
i aciiiles	for children and	411m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Cupou 8	Will it provide for	-
Gypsy & Traveller	-	AMBER = No Impact
Traveller	the	No offect on nitch or plat provision
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	R = >800m
District or		R = >00011
	from the nearest	Boyand 1 000m from poorest contro ACE
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Distance Oite	centre?	(1,175m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,761m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Companya itu	etc?)	ODEEN Development would not load to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Separated from existing residential areas by
5000000		business park
ECONOMY	Described	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	

	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Land	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otimitioo	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	initgatori
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broaubanu:	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately mitigated
	capacity?	School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. A = 400 - 800m
Distance:		A = 400 - 00011
Primary	nearest primary	121m ACE from control of oits to be wished
School	school?	431m ACF from centre of site to Icknield
Dista	Line for the first	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
		Village College.

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



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. 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?	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 Sawston bypass 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 10,424m ACF from edge of site to AQMA, 1,861m ACF from edge of site to M11, 8,274m 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
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		DED Containe on is a discourt to an avia t
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	RED = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts incapable of appropriate mitigation The Dernford Fen SSSI lies in the middle of the site.

r		
	(Including	
	International and	
	locally designated	
Diadiyoraity	sites) Would	DED Development would have a negative
Biodiversity		RED = Development would have a negative
	development reduce habitat	impact on existing features or network links
	fragmentation,	incapable of appropriate mitigation
	enhance	
	native species, and	
	help deliver habitat	
	restoration (helping	
	to achieve	
	Biodiversity Action	
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	RED = Development likely to have a
	site or immediately	significant adverse impact on the protected
	adjacent protected	trees incapable of appropriate mitigation
	by a Tree	The Dernford Fen SSSI, which is also
	Preservation Order	designated a Tree Preservation Order, lies
	(TPO)?	in the middle of the site.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	
	and access to	
	green infrastructure?	
LANDSCAPE.		FRITAGE
Landscape	Will it maintain and	RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	landscape	
	character?	
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	
	townscape	
	character, including	
	through	
	appropriate design	
	and scale of development?	
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
L	1	

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
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEAL	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	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	R = >800m

	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 Remote site, located away from and poorly related to the built-up area of Sawston.
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 employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be

	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	Site is not proposed for housing
Distance:	How far is the	G = <400 m
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
TRANSPORT	SCHOOLS	Site is not proposed for housing
	M/bot turns of such	 PED - No evoling provision of a syste large
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	Total score 11
Score (SCDC)	been developed to	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR= Beyond 1,000m (0)
stop / rail		
station		
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
		T = 31  to 40 minutes (3)
transport		
journey time to		
City Centre		
Distance for		G = 5km  to  10km  (4)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Distance: Railway	from an existing or	2,248m ACF from centre of the site to Great
Distance:	from an existing or proposed train	
Distance: Railway	from an existing or	2,248m ACF from centre of the site to Great

	access to the highway network, where there is available capacity?	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