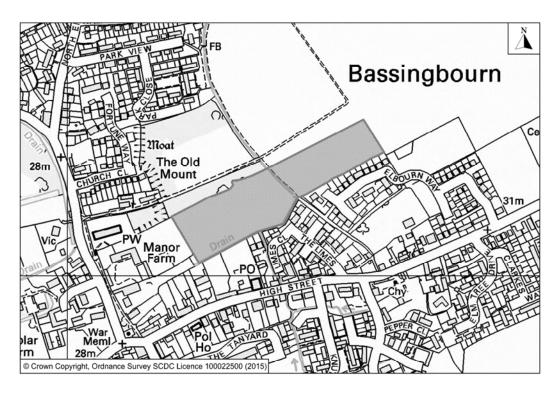
Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC059	
Consultation Reference numbers:	

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south. The site borders agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction.

The site is two agricultural fields bordered by mature trees and hedges along the western, southern and part of the northern boundaries. The site includes a balancing pond associated with the adjoining residential development.

The eastern half of the site is also included as part of site 219.

Site name/address: North End & Elbourn Way, Bassingbourn

Current use(s): The site is in agricultural use and also includes a balancing pond

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.80 ha

Potential residential capacity: 63 dwellings (30 dph)

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

	land?		
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land.
Agricultural Land			ANIDER = MILIOI 1055 OF GRAUE 1 AND 2 1810.
Lanu	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?		OBEEN ON A SHARE HE ALL
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		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation.
	and vibration		aus quate mingulem
	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		site entrance.
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination			
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			The site would be suite because of the site of the sit
			The site would require investigation due to it
			being military land. Potential for benefits
	<u> </u>		through remediation of any contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality		
	of the water		Development unlikely to effect water quality.
	environment?		Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will be achieved through the
			development process, e.g. as part of
			Sustainable Drainage Systems (SuDS).
BIODIVERSITY	,		J / - \/
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
	1		

Sites	protected enecies		to designated for nature conservation or
Siles	protected species and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	interest, and		
	geodiversity? (Including		
	International and		
	locally designated sites)		
Biodiversity	Would		AMPER Payalanment would have a
biodiversity			AMBER = Development would have a
	development reduce habitat		negative impact on existing features or
			network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumptions for a politral impost are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		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		
TPO	infrastructure)? Are there trees on		CDEEN Site does not contain or adjain
IFO			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
IIIIIastiucture	_		,
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
	mmashucture!		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCADE	TOWNSCAPE AND C	III TURAL PI	
Landscape	Will it maintain and	OLI ORAL III	AMBER = negative impact on landscape
Lanascape	enhance the		character, incapable of mitigation.
	diversity and		Sharaotor, moapable of finingation.
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	onaraoler:		development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and
			noted buildings and conservation area, and

			would also change the rural character of this	
			wooded and enclosed area of the village.	
Townscape	Will it maintain and		AMBER = negative impact on townscape	
Townscape	enhance the		character, incapable of mitigation.	
	diversity and		Granacia, maapaasia ar minganam	
	distinctiveness of		Minor negative impact (development	
	townscape		conflicts with townscape character, minor	
	character, including		negative impacts incapable of mitigation) -	
	through		development of this site would be contrary	
	appropriate design		to the pattern of single depth development	
	and scale of		in the historic core of this part of village.	
	development?			
Green Belt	What effect would		GREEN = No impact or Minor positive	
	the development of		impact on Green Belt purposes	
	this site have on			
	Green Belt			
	purposes?		DED 01:	
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		minganom.	
	(including		Significant negative impact on historic	
	conservation		assets (incapable of satisfactory mitigation)	
	areas, listed		- development of the site is likely to have a	
	buildings,		significant adverse impact on the settings of	
	registered parks		the listed buildings and the Conservation	
	and gardens and		Area. Archaeological potential will require	
	scheduled		further information but the assumption for a	
	monuments)?		neutral impact is that it is likely appropriate	
			mitigation can be achieved through the	
			development process.	
CLIMATE CHA		l		
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable		renewables would apply	
E. 15:1	energy resources?		ODEEN EL 17 A/L	
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk	
	11000 115K?		The majority of the site is Flood Zone 1.	
			There are small areas of Flood Zones 2 and	
			3 along parts of the northern and southern	
			boundaries, and also running north-south	
			across the centre of the site.	
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?			
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	
			Bassingbourn Recreation Ground.	

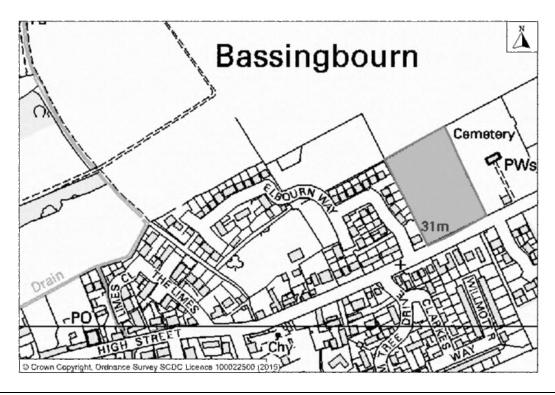
D: (D:		ODEEN 400
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	257m ACF from centre of the site to land
	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	229m ACF to the village pharmacy -
	centre?	location chosen as representation of central
		point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	1,188m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1	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	oneany communico
	with existing	
	communities?	
ECONOMY	_ communitios:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Sambilage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	ividiaple Deprivation 2010.
	Abbey Ward and	
	_	
	Kings Hedges?	

	1	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing centres.
	•	Development would be up as affect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = 3km
Accessibility	nearest main	
,	employment	15.7km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	contro.	Business Park)
Employment	Would	G = No loss of employment land / allocation
Employment -		
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 capacity within
	communications	the distribution zone to supply the total
	infrastructure and	
		number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	677m ACF from centre of site to
JUITUUT	3011001 :	
Dieterasa	Hawfen is the	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.6km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
•	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	נווט אוט :	riigh cycle accident rate to access local

		 facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	· · · · /
Sustainable	Scoring	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		166m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 19 minutes to get to
City Centre		Royston centre.
Distance for		GG = Up to 5km (6)
cycling to City		4.37km ACF from the centre of the site to
Centre		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,524m ACF from centre of the site to
	station?	Royston Station.
	AAPIL 1	AMBED : ## :
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor no section of the section of
	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.
		The promoter has indicated that access
Non Car	\\/ill i+ magles 41	could be obtained.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC066		
Consultation Reference numbers:		
Site name/address: Land off the Causeway, Bassingbourn		

Map:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north.

The site is a rectangular agricultural field, bordered by trees and hedges and is visible from The Causeway through gaps in the hedge.

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

Proposed use(s): 30 dwellings

Site size (ha): South Cambridgeshire: 1.03 ha.

Potential residential capacity: 28 dwellings (30 dph)

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

	best and most		agricultural land (Grades 1 and 2) - small	
	versatile		site but all Grade 2.	
Minerals	agricultural land? Will it avoid the		GREEN = Site is not within an allocated or	
winerais	sterilisation of			
	economic mineral		safeguarded area.	
	reserves?			
POLLUTION	162614623			
Air Quality	Would the		GREEN = Minimal, no impact, reduced	
All Quality	development of the		impact.	
	sites result in an		impact.	
	adverse		Development unlikely to impact on air	
	impact/worsening		quality. Site lies in an area where air quality	
	of air quality?		acceptable.	
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or	
	near to an AQMA,		A14	
	the M11 or the			
	A14?			
Pollution	Are there potential		GREEN = No adverse effects or capable of	
	Odour, light noise		full mitigation.	
	and vibration			
	problems if the site		Development compatible with neighbouring	
	is developed, as a		uses.	
	receptor or			
	generator			
	(including			
	compatibility with			
	neighbouring uses)?			
Contamination	Is there possible		AMBER = Site partially within or adjacent to	
	contamination on		an area with a history of contamination, or	
	the site?		capable of remediation appropriate to	
			proposed development (potential to achieve	
			benefits subject to appropriate mitigation)	
			The site would require investigation due to it	
			being adjacent to military land. Potential for	
			benefits through remediation of any	
10/	AAPH 'c c c		contamination.	
Water	Will it protect and		GREEN = No impact / Capable of full	
	where possible		mitigation	
	enhance the quality of the water		Dovolonment unlikely to effect water quality	
	environment?		Development unlikely to effect water quality. Assumptions for a neutral impact are that	
	CHVIIOHIIIGHT!		appropriate standards and pollution control	
			measures will be achieved through the	
			development process, e.g. as part of	
			Sustainable Drainage Systems (SuDS).	
BIODIVERSITY				
Designated	Will it conserve		GREEN = Does not contain, is not adjacent	
Sites	protected species		to designated for nature conservation or	
	and protect sites		recognised as containing protected species,	
	designated for		or local area will be developed as	
	nature		greenspace. No or negligible impacts.	

	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		AMBER = Development would have a
biodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magadon
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There is an oak tree with a Tree
	Preservation Order		Preservation Order in private ownership
	(TPO)?		along the western boundary of the site. The
			boundaries of this site appear to be heavily treed and need to be accommodated
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Illiastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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) - development of the site would
			result would result in a reduction of the
			green separation between the villages of
			Bassingbourn and Kneesworth, would
			change the open character of this area, and would affect the settings of listed buildings,
			would affect the settings of listed buildings,

			the village and the concernation area
Townscape	Will it maintain and		the village and the conservation area. AMBER = negative impact on townscape
Townscape	enhance the		
			character, incapable of mitigation.
	diversity and		Minor pagativa impact (dayalanment
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		open character of this part of the village.
	and scale of		
One and Dall	development?		ODEEN. No learned as Misses and Misses
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		D=D 011
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation.
	cultural interest		
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- development of the site is likely to have a
	buildings,		significant adverse impact on the settings of
	registered parks		the listed buildings. Archaeological potential
	and gardens and		will require further information but the
	scheduled		assumption for a neutral impact is that it is
	monuments)?		likely appropriate mitigation can be
			achieved through the development process.
CLIMATE CHAI		ı	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING		
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		<u>'</u>
Facilities	sports facilities?		0.6km ACF from centre of the site to
			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		
	for children and		143m ACF from centre of the site to land
	teenagers?		east of Elbourn Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact
~ J F ~ J ~			·

- "	La	
Traveller	the	No effect on witch and let any deleg
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: /	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	500 405 (11 11 1
Local Centre	District or Local	538m ACF to the village pharmacy -
	centre?	location chosen as representation of central
Distance Oite	I lavo famila da a alta	point of a cluster services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance OD	City Centre? How far is the	0 400
Distance: GP		G = <400m
Service	nearest health	277 ACE from control of site to The
	centre or GP	377m ACF from centre of site to The
IZan Lanal	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feetities lest and as you feetities
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
Community	etc?)	CDEEN Development would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
racilliles		replacement / appropriate mitigation
	engagement in community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with existing communities
Communics	with existing	
	communities?	
ECONOMY	1 33	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	

Shopping	Will it protect the		GREEN = No effect or would support the		
	shopping 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		RED = 3km		
Accessibility	nearest main				
	employment		15.8km ACF from centre of site to South		
	centre?		Cambridgeshire 008A (Cambourne		
	<u> </u>		Business 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		
Otilities	level of investment		sufficient		
	in key community		Sumoioni		
	services and		Minor utilities infrastructure improvements		
	infrastructure,		required, but constraints can be addressed.		
	including		There is insufficient spare capacity within		
	communications		the distribution zone to supply the total		
	infrastructure and		number of proposed properties which could		
	broadband?		arise if all the SHLAA sites with 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?		Cabaal canacity not sufficient but significant		
			School capacity not sufficient, but significant		
Distance:	How far is the		issues can be adequately addressed. R = >800m		
Primary	nearest primary		K = >00011		
School	school?		996m ACF from centre of site to		
Concor	GONOON.		Bassingbourn Primary School.		
Distance:	How far is the		G = Within 1km (or site large enough to		
Secondary	nearest secondary		provide new)		
School	school?		·		
			0.8km ACF from centre of site to		
			Bassingbourn Village College.		
TRANSPORT	TRANSPORT				
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane		
	routes are		less than 1.5m width with medium volume of		
	accessible near to		traffic. Having to cross a busy junction with		
	the site?		high cycle accident rate to access local		
HODT	lo thora I limb		facilities/school. Poor quality off road path.		
HQPT	Is there High Quality Public		RED = Service does not meet the requirements of a high quality public		
	Transport (at edge		transport (HQPT)		
	of site)?				
	Or Site / :				

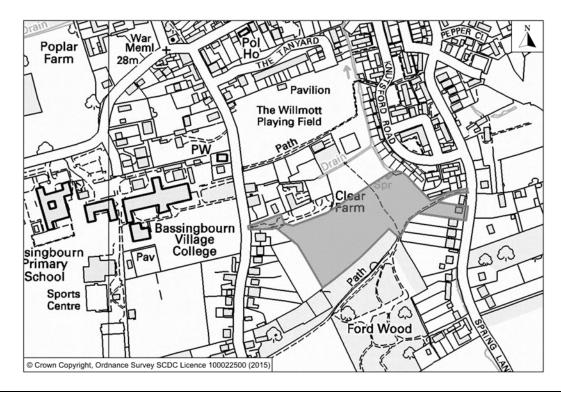
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	T
Score (SCDC)	been developed to	Total score of 18.
	consider access to	
	and quality of public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		(-,
station		186m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		Bus service takes 19 minutes to get to
City Centre Distance for		Royston centre.
		GG = Up to 5km (6)
cycling to City Centre		4.20km ACF from the centre of the site to
Centre		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = 2000III
Station	proposed train	3,346m ACF from centre of the site to
	station?	Royston 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	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC078	

Consultation Reference numbers: 39 (I&O 2012)

Site name/address: Land between South End & Spring Lane, Bassingbourn

Мар:



Site description: The site is located on the southern edge of Bassingbourn and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders agricultural land and the Willmott Playing Field to the north.

The site consists of an agricultural field and the house and garden at 60 Spring Lane, and includes a spring in the north-east corner. A footpath runs along part of the southern boundary of the site

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

Proposed use(s): Residential development. Adjoining land to the north is anticipated to come forward as a recreation ground provided by the Parish Council, and may need to include some land within this site.

Site size (ha): South Cambridgeshire: 2.12 ha.

Potential residential capacity: 48 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	A small area of the site is previously
	developed	developed land as the site includes a
	land?	dwelling.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	-

	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
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 asbestos contamination known within the 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 effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature	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		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		3
	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)?		
TDO	· · · · · · · · · · · · · · · · · · ·		ODEEN ON I I I I I I I
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastiucture			·
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE TO	UNSCAPE AND CU	I TIIDAI UEI	
· · · · · · · · · · · · · · · · · · ·		LIUNAL HEI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in the
			encroachment of built development into the
			•
			enclosed fields that form a soft edge to the
_	1400		village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	.J		1 22

	T	
	character, including through	negative impacts incapable of mitigation) - development of this site would change the
	appropriate design	rural character of this part of the village.
	and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	,
	Green Belt	
	purposes?	
Heritage	Will it protect or	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 on historic assets
	(including	(incapable of satisfactory mitigation) – the
	conservation	site forms part of the settings of a number of
	areas, listed	listed buildings. Archaeological potential will
	buildings,	require further information but the
	registered parks	assumption for a neutral impact is that it is
	and gardens and	likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	
CLIMATE CHAN	,	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		The majority of the site is Flood Zone 1.
		There are small areas of Flood Zones 2 and
		3 within the eastern section of the site.
	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
	<u> </u>	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
	<u> </u>	Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	134m ACF from centre of the site to
	teenagers?	Bassingbourn Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	

	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	G =<400III
		260m ACE to the village pharmagy
Centre	District or Local	360m ACF to the village pharmacy -
	centre?	location chosen as representation of central
		point of a cluster 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	G =<400m
Service	nearest health	
COLVIOO	centre or GP	297m ACF from centre of site to The
	service?	
Vov. Local		Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 aciiitics		replacement / appropriate mitigation
	engagement in	
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	-
	with existing	
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Tricinty and viability of existing centres.
		Dovolonment would have no effect on
	supporting the	Development would have no effect on
1	vitality and viability	vitality or viability of existing centres. The

	ambridge,	indicator is likely to apply particularly to sites
town	n, district and	which include retail, offices, or leisure uses.
local	l centres?	, ,
	far is the	RED = >3km
		NED = 25km
	rest main	
	loyment	16.2km ACF from centre of site to South
cent	re?	Cambridgeshire 008A (Cambourne
		Business Park)
Employment - Wou	ıld	G = No loss of employment land / allocation
	elopment result	is for employment development
		is for employment development
	e loss of	
	loyment land,	Development would have no effect on
or de	eliver new	employment land or premises.
emp	loyment land?	
	it improve the	GREEN = Existing infrastructure likely to be
	I of investment	sufficient
		Sumolem
	ey community	NAC CONTRACTOR OF THE CONTRACT
	ices and	Minor utilities infrastructure improvements
infra	istructure,	required, but constraints can be addressed.
inclu	ıding	There is insufficient spare capacity within
com	munications	the distribution zone to supply the total
	structure and	number of proposed properties which could
	idband?	arise if all the SHLAA sites with the zone
Dioa	iubariu :	
		were to be developed. The sewerage
		network is approaching capacity.
Education Is th	ere sufficient	AMBER = School capacity not sufficient,
Capacity educ	cation	constraints can be appropriately mitigated
capa	acity?	
	····	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance: How	far is the	
		A = 400 - 800m
,	rest primary	
scho	ool?	491m ACF from centre of site to
		Bassingbourn Primary School.
Distance: How	far is the	G = Within 1km (or site large enough to
Secondary near	rest secondary	provide new)
School scho	•	F. 6
36/16	501:	0.3km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes Wha	at type of cycle	RED = No cycling provision or a cycle lane
route	es are	less than 1.5m width with medium volume of
acce	essible near to	traffic. Having to cross a busy junction with
the s		high cycle accident rate to access local
	J	facilities/school. Poor quality off road path.
LIODT	ere High	
	ALD HIVID	RED = Service does not meet the
∐∐ו		
	lity Public	requirements of a high quality public
		requirements of a high quality public transport (HQPT)
	lity Public sport (at edge	
Tran of si	lity Public nsport (at edge te)?	transport (HQPT)
Tran of sir Sustainable Score	lity Public asport (at edge te)? ring	
Transport Score mec	lity Public nsport (at edge te)? ring hanism has	transport (HQPT) GREEN = Score 15-19 from 4 criteria below
Sustainable Score Transport Score (SCDC) Transport Score	lity Public nsport (at edge te)? ring hanism has n developed to	transport (HQPT)
Sustainable Score (SCDC) Transport Score cons	lity Public nsport (at edge te)? ring hanism has	transport (HQPT) GREEN = Score 15-19 from 4 criteria below

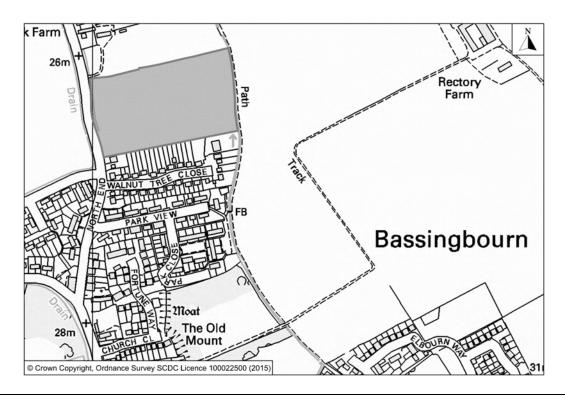
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		(0)
Stop / Tail Station		379m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R= Less than hourly service (0)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		3.90km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train	3,063m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7.03000	access to the	identified that cannot be fully mitigated
	highway network,	lashimoa that barmot be rany mingated
	where there is	
Non-Car	available capacity?	AMPED No importo
	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC085	

Consultation Reference numbers: 37 (I&O 2012)

Site name/address: Next to Walnut Tree Close, North End, Bassingbourn

Мар:



Site description: The site is located on the northern edge of Bassingbourn and adjoins residential development to the south and open countryside to the east and west. The site adjoins a smallholding to the north, which includes areas of woodland, orchards, vineyards and vegetable fields.

The site is a rectangular agricultural field bordered by trees and hedges, and is visible from North End. Drains run along the western and eastern boundary.

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

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 3.14 ha.

Potential residential capacity: 53 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	No previously developed land.
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land

Land	dovolopment load	
Land	development lead to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A noise impact assessment of the small wind turbine to north at Bleak Farm may be required.
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 would require investigation due to it being adjacent to military land. Potential for benefits through remediation of any 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 effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY	-	<u> </u>
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent 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?		, i
	(Including		
	International and		
	locally designated		
	sites)		
Diadicamite	,		AMPED Development would be a
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		domeved through the development process.
	_		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Imraotraotaro	and green spaces,		of appropriate mitigation
			of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in the
			encroachment of built development into the
			•
Townsons	\\/ill it maintain and		views across the open fields.
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) -
L			

	the manufacture of the second	development of this effective that the group the
	through	development of this site would change the
	appropriate design	well defined village edge.
	and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
Tieritage	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.
	1	Noutral impact (aviating factures retained
	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	,	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	тепеналов повла аррту
Flood Risk	Is site within at	AMBER = Flood Zone 2 / medium risk
1 lood Hiok	flood risk?	AMBER - 1 loca Zone Z / mediam nok
	nood nok :	Approximately a quarter of the site is in
		Flood Zones 2 and 3 both in the west and
		east of the site.
HIIMAN HEALT	⊥ ΓH AND WELL BEING	east of the site.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space		
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	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
		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	1	
	I nearest play space	
	nearest play space for children and	349m ACF from centre of the site to land
	for children and	349m ACF from centre of the site to land
	for children and teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for	
	for children and teenagers? Will it provide for the	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for the accommodation	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for the accommodation needs of Gypsies	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	east of Fortune Way, Bassingbourn.
Gypsy &	for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and	east of Fortune Way, Bassingbourn.

District or	from the nearest	
Local Centre	District or Local	645m ACF to the village pharmacy -
Local Contro	centre?	location chosen as representation of central
	oona o	point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 ->000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service		K =>000III
Service	nearest health	OCCUR ACE from control of site to The
	centre or GP	862m ACF from centre of site to The
IZ a sala a a a l	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	A 1100
	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	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Trianty 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.

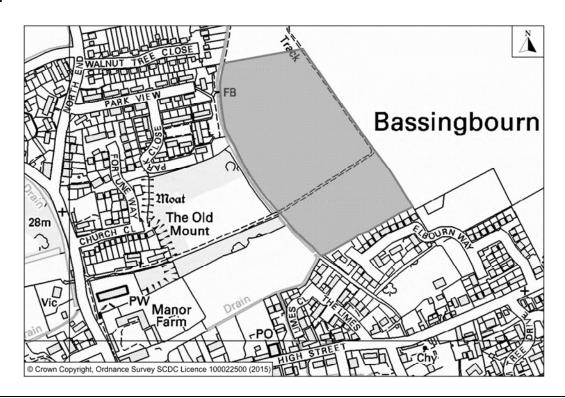
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	RED = 20km
710000010111119	employment	15.2km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	oonino.	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development 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 capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
		were to be developed. The sewerage
		network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
	capacity?	
		School capacity not sufficient, but significant
D: 1		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary School	nearest primary school?	954m ACF from centre of site to
SCHOOL	SCHOOL?	
Distance:	How far is the	Bassingbourn Primary School. G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide riew)
0011001	30110011	0.9km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
- , 100100	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	· · · · · · · · · · · · · · · · · · ·
Sustainable	Scoring	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	

	T	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		216m ACF from the centre of the site to
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		,
Distance for		GG = Up to 5km (6)
cycling to City		. , ,
Centre		4.85km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,002m ACF from centre of the site to
	station?	Royston 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	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC219			
Consultation Reference numbers: 38 (I&O 2012)			

Site name/address: Land north of Elbourn Way, Bassingbourn

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the south and north west. The site borders agricultural fields to the west and east, and also small wooded areas to the west. A drain runs along the western boundary of the site.

The site is an agricultural field bordered by mature trees and hedges along the western and southern boundary. The south-west corner of the site includes a balancing pond associated with the adjoining residential development.

The southern section of the site is also included as part of site 059.

Current use(s): The site is in agricultural use and also includes a balancing pond.

Proposed use(s): Up to 100 dwellings with public open space

Site size (ha): South Cambridgeshire: 5.31 ha.

Potential residential capacity: 41 dwellings (30 dph)

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

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 IVIDEIX — IVIII OF 1000 of grado 1 and 2 land
Lana	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?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williciais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
	reserves?	
POLLUTION	10301703:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	Impact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
Foliation	Odour, light noise	adequate mitigation
	and vibration	auequate 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 on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	Site Chiranee.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamilation	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		borionto dabject to appropriate magation)
		The site would require investigation due to it
		being military land. Potential for benefits
		through remediation of any contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
VValor	where possible	mitigation
	enhance the quality	Innagadon
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
	GIIVII OI II II GIIL :	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	<u>'</u>	- Castaniasio Brainago Gysterns (Gabo).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Designated	VVIII IL GOLIGOI VC	STEEN - Doos not contain, is not adjacent

Citos	protocted enesies		to designated for nature conservation or
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		
5	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,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and

-			
			would also change the rural character of this
			wooded and enclosed area of the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would be contrary
	appropriate design		to the pattern of linear development
	and scale of		predominant in the village, especially the
	development?		historic core.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
3	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		·····agatio····
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- development of the site is likely to have a
	buildings,		significant adverse impact on the settings of
	registered parks		the listed buildings and the Conservation
	and gardens and		Area, and the earthwork remnants of a
	scheduled		moat.
	monuments)?		moat.
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
rtonowabioo	use of renewable		renewables would apply
	energy resources?		Tellewables would apply
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1 1000 13131	flood risk?		OILEIN = 1 lood Zolle 1 / low lisk
	nood risk:		The majority of the site is Flood Zone 1. A
			very small area adjacent to the drain on the
			western edge of the site is in Flood Zones 2
			and 3.
Ηυμαν ήξαι	│ TH AND WELL BEING	•	ana o.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
5 po.: Opaco	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		provided enotes
	space?		Development would create minor
	ορασο:		opportunities for new public open space.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		ONLER - VIMIT OF OFFICE PROVISION
Facilities	sports facilities?		0.5km ACF from centre of the site to
i domines			Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		OKELN - STOOM
i aciiilios	Ticalest play space		

	for children and	238m ACF from centre of the site to land
	teenagers?	east of Elbourn Way, Bassingbourn.
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	G = <400m
District or	from the nearest	G = \$400111
		276m ACE to the village pharmagy
Local Centre	District or Local	376m ACF to the village pharmacy -
	centre?	location chosen as representation of central
D 1 . D 1.	1	point of a cluster 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	498m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dointies	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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	coparated by non recidential land deep
	communities?	Poor connectivity to the built up area.
ECONOMY	John Marine Oo:	. 33. 35. Hourty to the ball up area.
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	
i e	result in	

	T	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	,
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.6km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	00111101	Business Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	is is simple, in an old pillott
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	Sumoient
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with the zone
	Dioaubanu :	
		were to be developed. The sewerage
Education	Is there sufficient	network is approaching capacity.
Education		AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	810m ACF from centre of site to
		Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.7km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
1	anopon (at oago	

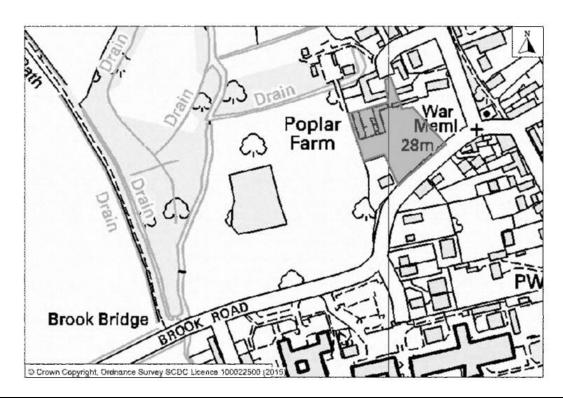
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 18.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		297m ACF from the centre of the site to
		nearest bus stop.
Frequency of		R= Less than hourly service (0)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		19 minutes from Bassingbourn to Royston.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		4.48km ACF from the centre of the site to
		St. Ives Market.
Distance:	How far is the site	R = 800m
Railway	from an existing or	
Station	proposed train	3,631m ACF from centre of the site to
	station?	Royston 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	
N O	available capacity?	AMPER
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC220	

Consultation Reference numbers:

Site name/address: Land south of Poplar Farm Close & north of Brook Road, Bassingbourn

Map:



Site description: The site is located on the western edge of Bassingbourn and adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site borders 8 Brook Road to the west.

The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees.

Current use(s): The site is currently a mixture of garden, paddocks, former orchard and agricultural buildings.

Proposed use(s): 10-12 dwellings

Site size (ha): South Cambridgeshire: 0.51 ha.

Potential residential capacity: 11 dwellings (30 dph)

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

	1	
	to the loss of the best and most versatile	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	agricultural land? Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	1.000.100.	
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? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. 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. Noise from Brook Road but can be mitigated by design and layout.
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 would require investigation due to its agricultural use. Potential for benefits through remediation of any 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 effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LODEEN B
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.

	1		
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		AMPED - Amy advance impact on protected
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Trees with Tree Preservation Orders are
	Preservation Order		present on the boundary of the site and
	(TPO)?		should 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		or appropriate mitigation.
	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.
	OWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		· ·
	landscape		development of the site would result in the
	character?		loss of mature trees and enclosed areas of
	J. M. MOLOI .		grassland along the western edge of the
			-
			village.
			Development of this site would have a
			Development of this site would have a
			significant adverse impact on the landscape
			and townscape of this area.
I	1		

			(UPDATE to reflect SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage. Development of this site would have a significant adverse impact on the landscape and townscape of this area. (UPDATE to reflect SHLAA)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor negative impact on historic assets (incapable of satisfactory mitigation) – the site forms part of the settings of a number of listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAN		1	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEALTH	AND WELL BEING		
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.3km ACF from centre of the site to

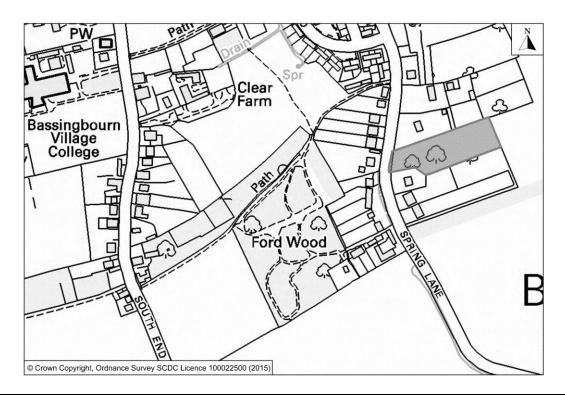
		Bassingbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	100111
	for children and	344m ACF from centre of the site to land
	teenagers?	east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WIBER WO Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or Local	from the nearest	3 100111
Centre	District or Local	256m ACF to the village pharmacy -
Contro	centre?	location chosen as representation of central
	ochic.	point of a cluster services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1X -> 000111
Ochile	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 600m
Service	centre or GP	571m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
racillies	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
1 delities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
	dott/titoo1	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	o.domig communico
Communico	with existing	
	communities?	
ECONOMY	1 22	I
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(50	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	, woody vvaluatio	

Г	1	<u> </u>
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	15.8km ACF form centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business 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 capacity within
	communications	the distribution zone to supply the total
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites with 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
1 3	capacity?	11 1 7 3
	' '	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	G = <400m
Primary School	nearest primary	
Timilary Conco.	school?	271m ACF from centre of site to
	00110011	Bassingbourn Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	p. 0.1.00 11011/
C311001	5511001.	0.2 km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	1	Bassingsouth village obliege.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	
	สบบธออเมเซ เเซลเ เป	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	RED = Service does not meet the requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
Sustainable Transport Score	Scoring mechanism has	GREEN = Score 15-19 from 4 criteria below
(SCDC)	been developed to consider access to and quality of	Total score of 18.
	public transport, and cycling. Scores determined by the	
Distance: bus	four criteria below.	GG = Within 400m (6)
stop / rail station		GG = Willim 400m (0)
		155m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport		GG = 20 minutes or less (6)
journey time to		20 20
City Centre		19 minutes from Bassingbourn to Royston.
Distance for		GG = Up to 5km (6)
cycling to City		4001 4056 11 4 611 11 4
Centre		4.36km ACF from the centre of the site to St. Ives Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train station?	3,529m 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 available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC291			
Consultation Reference numbers:			
Site name/address: Land opposite 68 Spring Lane, Bassingbourn			

Мар:



Site description: The site is located on the southern edge of Bassingbourn and adjoins existing low-density residential development to the north, south and west. The site borders open countryside to the east.

The site is heavily wooded, although the promoter has indicated that the site is a redundant rhubarb field.

Current use(s): Heavily wooded.

Proposed use(s): 10-12 dwellings

Site size (ha): South Cambridgeshire: 0.61 ha.

Potential residential capacity: 12 dwellings (30dph)

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

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	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		······gavo··
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved through the development process.
	-		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		or appropriate imagation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCAPE T	TOWNSCAPE AND C	II TURAL HI	
	Will it maintain and	OLI OKAL III	
Landscape			AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Minan nanativa imanat (daya lawa a sa
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of the site would result in the
			encroachment of built development into the
			enclosed fields that form a soft edge to the
			village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Incompatible with linear nature of village.
	character, including		
	through		
	appropriate design		
	and scale of		

	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
Groon Box	the development of		impact on Green Belt purposes
	this site have on		Impact on Groon Box parpoods
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
Tichlage	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
	-		mitigation
	archaeological, or cultural interest		Tilligation
			Significant Negative Impact on historia
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- site forms an important part of the setting
	buildings,		of Grade II* Morden Hall and impact on
	registered parks		grade I St Marys church to north of site.
	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
OLIMATE OLIA	NOT		development process.
CLIMATE CHA Renewables			AMPED - Standard requirements for
Renewables	Will it support the use of renewable		AMBER = Standard requirements for
			renewables would apply
Flood Diels	energy resources?		ODEEN - Flood Zono 4 / Journials
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HIIMAN HEAL	│ TH AND WELL BEING	•	carinot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Open Space	quantity and quality		provision to adopted plan standards is
	1		provided onsite
	of publically accessible open		provided orisite
	•		
Distance:	space? How far is the		GREEN = <1km or onsite provision
	nearest outdoor		GREEN - STRITT OF OFISITE PROVISION
Outdoor Sport Facilities			0.4km ACE from control of the site to
raciiilles	sports facilities?		0.4km ACF from centre of the site to
Distance: Dist	Llow for is the		Bassingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities	nearest play space		202m ACE from contra of the city to
	for children and		303m ACF from centre of the site to
0	teenagers?		Comberton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		NI
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		210m ACF from the centre of the site to th

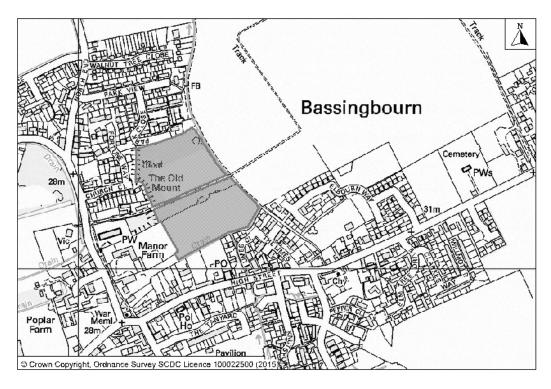
	1	IZ . E L IVIII . L (IV I (.
	centre?	King Edward VII pub central in relation to
Distance: City	How far is the site	services and facilities within the village. R =>800m
Centre	from edge of	K =>000III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	0 - 1400111
0011100	centre or GP	268m ACF from centre of site to The
	service?	Surgery, Bassingbourn.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	ganen proposes,
	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	
ECONOMY	communities?	
	Does it address	AMPER - Not within or adjacent to the 40%
Deprivation (Cambridge)	pockets of income	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
(Carribridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
5	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km

Employment - Centre? Employment - Would development result in the loss of employment land? development result in the loss of employment land? Utilities Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Possible and addressed. Distance: Possible and addressed school? Distance: Possible and the	Accessibility	nearest main	
Employment - Land Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and broadband? Education Education Capacity Education Capacity Distance: Primary School Distanc	Accessibility		16 3km ACE form centre of site to South
Education Capacity Education Capacity Distance: Primary School Distance: Distance: Primary School Distance: Distance: Primary School Distance: Distance: Primary School Distance: D			
Employment - Land Would 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 broadband? Education Capacity Distance: Primary School Distance: Primary School Distance: Possible Secondary School? Distance: Primary School Distance: Primary Schoo		oontro.	
Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including community services and broadband? Education Is there sufficient education capacity? Education Capacity Distance: Primary School Distance: Primary School Distance: Primary School Distance: Proposed properties the primary School Distance: Primary School A = 400 - 800m A = 400 - 800	Employment -	Would	,
In the loss of employment land, or deliver new employment land?			
Education Stance: Primary School School capacity not sufficient, earest primary School Sch	Laria		lo for employment development
Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Distance: Primary School Distance: How far is the nearest primary School TRANSPORT Cycle Routes TRANSPORT Cycle Routes Or deliver new employment land? 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 approaching capacity and will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated addressed. A = 400 - 800m 738m ACF from centre of site to Bassingbourn Primary School. G = Within 1km (or site large enough to provide new) O.6km ACF from centre of site to Bassingbourn Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Sustainable Transport (a edge of site)? AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School? Distance: Secondary School Distan			
Utilities			
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Scorondary School Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport, Score (SCDC) Is difficient sufficient significant is Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated. A = 400 - 800m 738m ACF from centre of site to Bassingbourn Primary School. G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Bassingbourn Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,	Utilities		GREEN = Existing infrastructure likely to be
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including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require mitigation. Education Capacity Is there sufficient education capacity? Education Capacity Is there sufficient education capacity and will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated suddressed. Education Capacity Is there sufficient education capacity and will require mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated capacity addressed. A = 400 - 800m 738m ACF from centre of site to Bassingbourn Primary School. G = Within 1km (or site large enough to provide new) O.6km ACF from centre of site to Bassingbourn Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = School capacity not sufficient, constraints can be appropriately mitigated. A = 400 - 800m Passingbourn Primary School. G = Within 1km (or site large enough to provide new) O.6km ACF from centre of site to Bassingbourn Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.			·
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Education Capacity Is there sufficient education capacity? School capacity not sufficient, but significant issues can be adequately addressed. Distance: Primary School Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: How far is the nearts to bassingbourn Primary School. Distance: How far is the nearts to bassingbourn Primary School. Distance: How far is the nearts of a Within 1km (or site large enough to provide new) Distance: How far is the nearts of a bigh quality of public transport (at edge of 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. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,		broadband?	
Education Capacity Is there sufficient education capacity? School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. Distance: Primary School Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: Secondary School Distance: How far is the nearest secondary school? Distance: Secondary School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below Total score of 14.			within the zone were to be developed. The
Education Capacity Is there sufficient education capacity? School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. How far is the nearest primary school? Distance: Primary School Distance: How far is the nearest secondary school? Fransport Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Is there sufficient education capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but sufficient, constraints can be appropriately mitigated School capacity not sufficient, but sufficient, constraints can be appropriately mitigated A = 400 - 800m A			sewerage network is approaching capacity
Capacity education capacity? School capacity not sufficient, but significant issues can be adequately addressed. Distance: Primary School Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, A = 400 - 800m 738m ACF from centre of site to Bassingbourn Village enough to provide new) 0.6km ACF from centre of site to Bassingbourn Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) Total score of 14. Total score of 14.			and will require mitigation.
Capacity? School capacity not sufficient, but significant issues can be adequately addressed. Distance: Primary school Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? BED = 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)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below Total score of 14.	Education	Is there sufficient	AMBER = School capacity not sufficient,
Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 14.	Capacity	education	constraints can be appropriately mitigated
Distance: Primary School Distance: Primary School Distance: Primary School Distance: Power area of primary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School Distance: Secondary School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below Total score of 14.		capacity?	
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Primary School School? School? Distance: Becondary School Scondary School Distance: Secondary School Scho			
School School? School? School? Distance: Secondary School How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School Total score of 14. Total score of site to Bassingbourn Village enough to provide new) Sustainable Total score of 14.			A = 400 - 800m
Distance: Secondary School TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School How far is the nearest secondary school? G = Within 1km (or site large enough to provide new) O.6km ACF from centre of site to Bassingbourn Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	_		
Distance: Secondary School Sch	School	school?	
Secondary School nearest secondary school? O.6km ACF from centre of site to Bassingbourn Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Secondary School? Provide new) 0.6km ACF from centre of site to Bassingbourn Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,	5		
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routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Substainable Scoring mechanism has been developed to consider access to and quality of public transport, I less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.		What type of cyclo	RED = No cycling provision or a cycle land
accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport (and quality of public transport, Score (SCDC) Transport, Transport, Score (SCDC) Transport, Transport, Transport, Transport, Transport, Transport, Transport, Transport, Transport, Total score of 14.	Cycle Roules		
the site? high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, Total score of 14.			
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Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Total score of 14. requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.	HOPT	Is there High	
Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Total score of 14. Total score of 14.			
of site)? Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.		,	
Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) Score (SCDC) Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 14. Total score of 14.			assisport (right)
Transport Score (SCDC) mechanism has been developed to consider access to and quality of public transport, Total score of 14. Total score of 14.	Sustainable	· '	AMBER = Score 10-14 from 4 criteria below
Score (SCDC) been developed to consider access to and quality of public transport, Total score of 14.			
consider access to and quality of public transport,	-		Total score of 14.
and quality of public transport,			
public transport,			
and cycling. Scores		and cycling. Scores	

	al a ta susa is a al lass. Ala a	,
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		233m ACF from the centre of the site to the
		nearest bus stop
Frequency of		R = Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		. ,
journey time to		29 minutes from Guilden Morden to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		8.29km ACF from the centre of the site to
		Royston Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,891m ACF from centre of the site to
Otation .	station?	Royston Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7100033	access to the	identified that cannot be fully mitigated
	highway network,	l dentined that earmor be faily fintigated
	where there is	
Non Cor	available capacity?	AMDED - No imports
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC324			
Consultation Reference numbers:			
Site name/address: Land north of High Stree	t		

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the north, west and south. The site borders agricultural fields to the east. A track runs through the centre of the site in an east-west direction. The site is two agricultural fields bordered by mature trees and hedges. The site also includes two densely wooded areas.

The southern half of the site is also included as part of site 059.

Current use(s): The site is consists of agricultural land and densely wooded areas. The promoter describes the northern half of the site as waste ground.

Proposed use(s): Residential development with village hall, public car park, and relocated Spar shop with parking and turning space for lorries.

Site size (ha): South Cambridgeshire: 3.89 ha.

Potential residential capacity: 57 dwellings (30 dph)

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

Г		
	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	balogualada alda.
	reserves?	
DOLL UTION	16961769 (
POLLUTION	14. II.d	LODEEN MELL I
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.
	4	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
/ (Q(IVI/\	near to an AQMA,	A14
	the M11 or the	
D. H. C	A14?	AMPER
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	Site critianee.
	uses)?	
O a sa ta saa isa a ti'a sa	,	AMPED Oits worth throughly an adjacent to
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		The site would require investigation due to
		historic maps indicating some infilled land.
		Potential for benefits through remediation of
		any contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalel	Will it protect and	_ · · · · · · · · · · · · · · · · · · ·
	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 be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		Oustainable Diamage Systems (SuDS).
DIODIVERSITY		
	\\\/:\\\ :4 \\ \= \:	ODEEN Description ' ' '
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	destant (1.6		
	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
Diodivorsity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Tilligation
			Assumentions for a noutral improst are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
0	site or immediately		trees capable of appropriate mitigation
	adjacent protected		a do da
	by a Tree		The site includes a protected horse chestnut
	Preservation Order		•
			tree.
Croom	(TPO)?		AMPED No significant any articulties as
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and	OLI ORAL III	RED = Significant negative impact on
Lanuscape	enhance the		
			landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Development of the state of the
	landscape		Development of the site would result in the
	character?		encroachment of built development into the
			enclosed fields that form a soft edge to the
			village and provide a rural setting for the
			listed buildings and conservation area, and
			would also change the rural character of this
			wooded and enclosed area of the village.
			Development of this site would have a
L	<u>I</u>		= 5.5.5p5 5. tillo olto trodia havo a

		significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. (UPDATE to reflect significant impact identified in SHLAA)
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 CHAI	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.

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
			The majority of the site is Flood Zone 1.
			There are small areas of Flood Zones 2, 3a
			and 3b along the eastern boundary, part of the southern boundary and also running
			east-west across the centre of the site.
HUMAN HEALT	│ 「H AND WELL BEING	•	east-west across the centre of the site.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
opan opaso	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?		0.4km ACF from centre of the site to
			Bsssingbourn Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		
	for children and		129m ACF from centre of the site to land
	teenagers?		east of Fortune Way, Bassingbourn.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		No offect on witch an what were initial
	accommodation		No effect on pitch or plot provision.
	needs of Gypsies and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		G = <400m
District or	from the nearest		
Local Centre	District or Local		226m from nearest centre ACF
	centre?		(Bassingbourn, High Street)
Distance: City	How far is the site		R = 800m
Centre	from edge of		
	defined Cambridge		
D: 4 05	City Centre?		4.400.000
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health		407m ACE from control of all a to The
	centre or GP service?		487m ACF from centre of site to The
Kov Local			Surgery, Bassingbourn AMBER = No impact on facilities (or
Key Local Facilities	Will it improve quality and range		satisfactory mitigation proposed).
ו מטוווופט	of key local		sausiaciory minganon proposeu).
	services and		New facilities or improved existing facilities
	facilities including		are proposed of minor benefit. The promoter
	health, education		has indicated that the site will include a
	and leisure (shops,		relocated Spar shop with public car park.
	post offices, pubs		The second secon
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to

Facilities	and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible. New village hall is proposed.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 15.3km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.

	T	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. 100 000
School	school?	628m ACF from centre of site to
0011001	3011001:	Bassingbourn Community Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
		,
Secondary	nearest secondary	provide new)
School	school?	0.51 105 (0
		0.5km ACF from centre of site to
		Bassingbourn Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	transport (rigi i)
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	ONELIN = Score 13-19 Horri 4 Chieria below
Transport		Total Score of 16
Score (SCDC)	been developed to	Total Score of 16
	consider access to	LIDDATE: Cooper wordstad from 40 to 40 to
	and quality of	UPDATE: Score updated from 18 to 16 to
	public transport,	reflect total of the scores below.
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		251m to nearest bus stop ACF
		(Bassingbourn, The Limes)
Frequency of		RR= Less than hourly service (0)
Public		<u> </u>
Transport		Less than hourly service (127 service)
Public		G = 21 to 30 minutes (4)
transport		, ,
journey time to		20-25 Minutes (Bassingbourn, The Limes to
City Centre		Royston, Bus Station)
Distance for		GG = Up to 5km (6)
cycling to City		σο – ορ το οκιπ (ο)
Centre		4.44km ACE to Poveton
	How for in the site	4.44km ACF to Royston
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.040 4.054
Station	proposed train	3,619m ACF from centre of the site to
	station?	Royston Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.

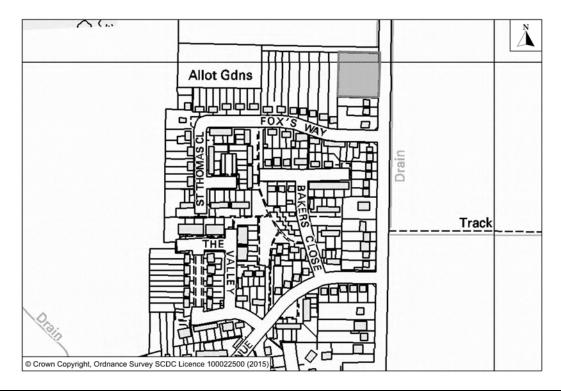
	where there is available capacity?	Minor negative effects incapable of mitigation. Access constraints - the promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information Minor Rural Centre Development Sequence Site reference number(s): SC004

Consultation Reference numbers: 42 (I&O 2012)

Site name/address: Land adjacent to north of 69 Long Road, Comberton, CB23 7DG

Мар:



Site description: Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158.

Current use(s): Extension to garden of 69 Long Road

Proposed use(s): Residential development for 10 houses

Site size (ha): South Cambridgeshire: 0.32 ha

Potential residential capacity: 10 dwellings (30 dph net)

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) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	atavilianting of	
	sterilisation of economic mineral	safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the sites result in an	impact
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	GREEN = No adverse effects or capable of full mitigation
	problems if the site 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. 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. Almost all of site included within a protection zone.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	Т.	1	
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)? Are there trees on		CREEN - Site does not contain or adjoin
110	site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any protected frees
	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		November 2 and a first transport of the second of the seco
	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.
			Development would have an adverse impact on Green Belt purposes regarding
			the setting, scale and character of
			Comberton by increasing the footprint of the
			village and so causing a loss of rural
			character. Development of this site would
			extend the linear estate housing of Long
			Road further to the north into open
			countryside with a strong rural character
			away from the village centre. Development
			would have some adverse effect on the
			landscape setting of Comberton but this is
			capable of mitigation given the small size of
			the site and its robust landscaping.
1	1		and site and ite republic landocaping.

Townscape Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have 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)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Will it it support the use of renewable energy resources? Distance: Distance: Distance: Distance: Distance: Play Will it it rotes to distance: Distance: Play Will it support is the maintain and enhance sites to combettor of this side has one of the site of the site and its robust landscaping. AMBER = negative impact on Green Belt purposes Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Built it protect or enewable energy resources? Flood Risk Will it increase the quantity and quality of publically accessible open space? Distance: Distance: Outdoor Sport Facilities Distance: Play How far is the energy and the provision on sports facilities? AMBER = Assumes minimum on-site provision on sports facilities? GREEN = No impact to the setting or apatible, or apatible, or apatible, or apatible or appropriate witigation page to the site to combetton Recreation Ground.		T				
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Outdoor Sport nearest outdoor sports facilities?	Distance:			GREEN = <1km or onsite provision		
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Comberton Recreation Ground.	-	sports facilities?		0.6km ACF from centre of the site to		
Distance: Play How far is the AMBER = 400 -800m				Comberton Recreation Ground.		
,	Distance: Play	How far is the		AMBER = 400 -800m		
Facilities nearest play space	Facilities	nearest play space				

	for abildren and	CCOm ACC from control of the city to
	for children and	652m ACF from centre of the site to
0 0	teenagers?	Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	1,020m from the centre of the site to the
	centre?	main cross roads, a central point in the
		village surrounded by 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	796m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	cauciaciony manganom propossay.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	do voiopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dollities	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	possible
	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 confinitionities
Communities	_	
	with existing	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adiacout 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	

Shopping		T	1
Shopping Niif protect the shopping hierarchy, supporting the vitality and viability of existing centres vitality and viability of cambridge, town, district and local centres? Employment - Accessibility Nould development result in the loss of employment land or deliver new employment in help community services and infrastructure, including communications infrastructure and broadband? Education Capacity Shop I stance: Education Capacity Primary School Shop I stance: Employment - Land Shop I stance: Bota Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: How far is the nearest primary School Shop I stance: Bota S		development in	
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vitality and viability of Cambridge, town, district and local centres?		, ,	
Of Cambridge, town, district and local centres?			
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Distance: How far is the nearest secondary School school? TRANSPORT Cycle Routes What type of cycle How far is the nearest secondary 1.6km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane	School	school?	641m ACF from centre of site to Meridian
Secondary nearest secondary 1.6km ACF from centre of site to Comberton Village College. TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane			Primary School, Comberton.
School school? 1.6km ACF from centre of site to Comberton Village College. TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane	Distance:	How far is the	A = 1 to 3 km
School school? 1.6km ACF from centre of site to Comberton Village College. TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane	Secondary	nearest secondary	
TRANSPORT Cycle Routes What type of cycle RED = No cycling provision or a cycle lane	School	school?	1.6km ACF from centre of site to Comberton
Cycle Routes What type of cycle RED = No cycling provision or a cycle lane			Village College.
routes are less than 1.5m width with medium volume of	Cycle Routes	1	
		routes are	less than 1.5m width with medium volume of

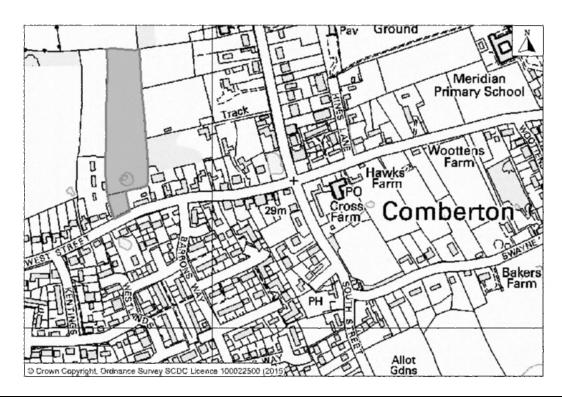
	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 13.
Distance: bus stop / rail station		0 = Within 800m (3) 622m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 6.24km 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 7,362m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. A junction located on Long 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?	AMBER = No impacts

Site Information			
Development Sequence	Minor Rural Centre		
Cita reference number(a), CC070			

Site reference number(s): SC079 Consultation Reference numbers:

Site name/address: 40 - 48 West Street, Comberton

Мар:



Site description: Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181.

Current use(s): Field

Proposed use(s): 27-30 residential houses

Site size (ha): South Cambridgeshire: 1.42 ha.

Potential residential capacity: 29 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	Mill it avaid tha	GREEN = Site is not within an allocated or
iviirierais	Will it avoid the sterilisation of	
	economic mineral	safeguarded area.
POLLUTION	reserves?	
	Would the	CDEEN - Minimal no impact radicaed
Air Quality		GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
	adverse	Davelanment unlikely to impact an air
	impact/worsening	Development unlikely to impact on air
	of air quality?	quality. Site lies in an area where air quality
	or all quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
710(11)1	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	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	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. Almost all of site
DIGD!! /== :::		included within a protection zone.
BIODIVERSITY	14791.5	LODGEN D
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	
Ì	anodiversity?	
	geodiversity?	
	(Including	
	(Including International and	
	(Including International and locally designated	
Biodiversity	(Including International and	AMBER = Development would have a

	development reduce habitat fragmentation, enhance		negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE TO	OWNSCAPE AND CU	TURAL HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	LIURAL HEI	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 falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation).

Green Belt	through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes?	Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton. AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) — Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. 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 CHANG	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW = < IMIT OF OFISITE PROVISION
Facilities	sports facilities?	0.5km ACF from centre of the site to
raciiilles	sports facilities?	
D'atana Dia	Harri famila (b.a.	Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	477m ACF from centre of the site to Skate
	teenagers?	Park at Comberton 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	G = <400m
District or Local	from the nearest	
Centre	District or Local	266m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by services and facilities.
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 - 2 0 0 0 m
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 700 - 000III
OCI VICE	centre or GP	424m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	·
ı⁻a∪ıııl U S		satisfactory mitigation proposed).
	of key local	No facilities lost, and no new facilities
	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?)	ODEEN D
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 with	How well would the	AMBER = Adequate scope for integration
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

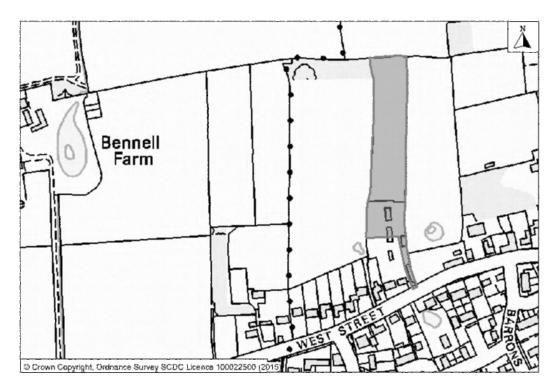
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	Cambridge according to the Index of Multiple Deprivation 2010.
	result in development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 5.3km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	O07D (West Cambridge) G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require 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. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 628m ACF from centre of site to Meridian Primary School, Comberton.

Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)		
School	school?	0.5km ACF from centre of site to Comberton		
TRANSPORT		Village College.		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.		
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)		
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below		
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 16.		
Distance: bus		GG = Within 400m (6)		
stop / rail station		214m ACF from the centre of the site to the nearest bus stop.		
Frequency of Public Transport		R = Hourly service (2)		
Public transport		G = 21 to 30 minutes (4)		
journey time to City Centre		23 Minutes from Comberton to Cambridge.		
Distance for		G = 5km to 10km (4)		
cycling to City Centre		7.34km 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?	8,134m ACF from centre of the site to Foxton 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 West Street 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	AMBER = No impacts		

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O.		III I M	IUUI		

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC080	
Consultation Reference numbers:	

Site name/address: 50 - 54 West Street, Comberton **Map:**



Site description: Field with outbuildings, hedges and trees to the north of houses on West Street. Bounded by fields to the west, north and east. Adjoins sites 181 and 079.

Current use(s): Field

Proposed use(s): Residential houses

Site size (ha): South Cambridgeshire: 0.89 ha.

Potential residential capacity: 18 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?		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or

	sterilisation of	antaguardad aran
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	Teserves:	
	Would the	CREEN - Minimal no impost reduced
Air Quality	development of the	GREEN = Minimal, no impact, reduced impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
7.3	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. Development compatible with
	and vibration	neighbouring uses.
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
10/	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	CHVIIOIIIICITE:	appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
		included within a protection zone.
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	
D. II.	sites)	AMBER B
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
l	reduce habitat	network links but capable of appropriate

1 -	Т.		·
	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		domovod unodgir ine dovelopment process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
LANDOGADE	TOWNSOADE AND O	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
	Character:		i negative impacts incapable of mitigation). – į
			The site falls within an area where
			The site falls within an area where development would have an adverse impact
			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development
			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of
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			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also
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			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which
			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect
Townscape	Will it maintain and		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location.
Townscape	Will it maintain and enhance the		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton.
Townscape			The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape
Townscape	enhance the		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape
Townscape	enhance the diversity and		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor
Townscape	enhance the diversity and distinctiveness of townscape character, including		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation).
Townscape	enhance the diversity and distinctiveness of townscape		The site falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor

	and scale of development?		which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton.
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 a part of the setting of a nearby Listed Building. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	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 Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 523m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact. No effect on pitch or plot provision.

	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	0 = 2400111
Local Centre	District or Local	314m from the centre of the site to the main
Local Certife	centre?	cross roads, a central point in the village
	Centre	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre		K = >000111
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A = 400 - 800m
	nearest health	A = 400 - 600m
Service	centre or GP	156m ACE from control of site to Comborton
		456m ACF from centre of site to Comberton
Marri and	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feelisies leet and as new feelisies
	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	
2 2	etc?)	ODEEN D. I. II II II
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
1.4.		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	The site lies to the rear of an area
	communities?	characterised by linear development, away
FCONOMY		from the street frontage.
ECONOMY Deprivation	Doop it address	AMPED 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?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Ch on the last	Cambridge?	ODEEN No effect on world
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

	Tuitalia, and uiabilia.	vitality and inhility of aviation control. The
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	DED. OI
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.4km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbarid?	
		within the zone were to be developed. The
		sewerage network is at capacity and will
□ du a a ti a a	la thana auttiaiant	require 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.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		I addragged by the construction of a naw
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		school at Cambourne to relieve Comberton VC.
Distance:	How far is the	school at Cambourne to relieve Comberton
Distance: Primary	nearest primary	school at Cambourne to relieve Comberton VC.
		school at Cambourne to relieve Comberton VC.
Primary	nearest primary	school at Cambourne to relieve Comberton VC. A = 400 - 800m
Primary	nearest primary	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance:	nearest primary school? How far is the	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School	nearest primary school?	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton.
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Primary School Distance: Secondary	nearest primary school? How far is the nearest secondary	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school?	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College.
Primary School Distance: Secondary School	nearest primary school? How far is the nearest secondary school? What type of cycle	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. 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
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. 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
Primary School Distance: Secondary School TRANSPORT Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. 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.
Primary School Distance: Secondary School TRANSPORT	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site? Is there High	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
Primary School Distance: Secondary School TRANSPORT Cycle Routes	nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	school at Cambourne to relieve Comberton VC. A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.4km ACF from centre of site to Comberton Village College. 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.

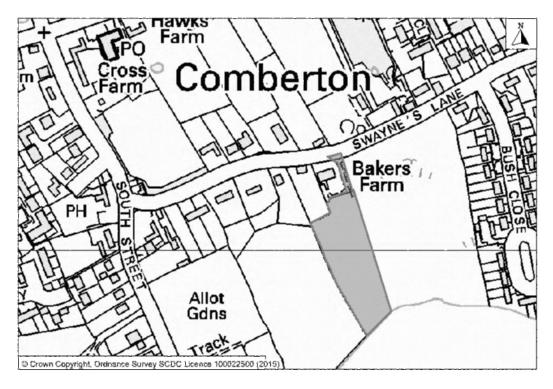
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	GREEN = Score 15-19 Horri 4 Chieria below
Transport Score (SCDC)		Total score of 16.
Score (SCDC)	been developed to consider access to	Total Score of To.
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Tour Criteria below.	GG = Within 400m (6)
stop / rail		GG = Willim 400m (6)
station		190m ACF from the centre of the site to the
Station		
Eroguenov of		nearest bus stop. R = Hourly service (2)
Frequency of Public		R = Hourry Service (2)
Transport Public		C 21 to 20 minutes (1)
		G = 21 to 30 minutes (4)
transport		22 Minutes from Comporton to Combridge
journey time to		23 Minutes from Comberton to Cambridge.
City Centre Distance for		C. Flore to 40km (4)
		G = 5km to 10km (4)
cycling to City Centre		7.39km ACF from the centre of the site to
Centre		
Distance:	How far is the site	Cambridge Market. R = >800m
Railway		K = >000111
Station	from an existing or proposed train	8,150m ACF from centre of the site to
Station	station?	Foxton Station.
	Station:	1 Oxion Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7100000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	magadon.
	available capacity?	Minor negative effects incapable of
	available eapaony.	mitigation. Access constraints - The
		Highway Authority has concerns in
		relationship to the provision of suitable inter
		vehicle visibility splay for this site. The
		access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed. The Highway Authority
		believes that this site could be fed from the
		access to site number 079
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC087	

Consultation Reference numbers:

Site name/address: Land to the rear of 42 Swaynes Lane, Comberton

Мар:



Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the north. Site 088 to the east.

Current use(s): Meadowland

Proposed use(s): Residential housing

Site size (ha): South Cambridgeshire: 0.66 ha.

Potential residential capacity: 13 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?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	10/ - - -	ODEEN Mississal as Supract as decad
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	GREEN = No adverse effects or capable of full mitigation.
	problems if the site 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	GREEN = No impact / Capable of full mitigation 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 and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development	AMBER = Development would have a negative impact on existing features or

	1		
	reduce habitat fragmentation,		network links but capable of appropriate mitigation.
	enhance native species, and		Assumptions for a neutral impact are that
	help deliver habitat restoration (helping to achieve		existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	Biodiversity Action Plan targets, and maintain		
	connectivity between green		
	infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected		GREEN = Site does not contain or adjoin any protected trees
	by a Tree Preservation Order		
Green	(TPO)? Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces, through delivery of		loss of existing green infrastructure capable of appropriate mitigation
	and access to		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
LANDSCADE	│ FOWNSCAPE AND C	III TUDAL LI	development process.
Landscape	Will it maintain and	OLTUKAL HI	RED = Significant negative impact on
Landscape	enhance the		landscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
			Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of
			Comberton by increasing the footprint of the village, and by the development of land
			important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and
			paddocks which form a transition between the village and the large arable fields to the
			south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views
			south from Swaynes Lane which would have an adverse effect on the landscape
Townscape	Will it maintain and		setting of Comberton. RED = Significant negative impact on
	i vviii ii mamam and		KED = Significant negative impaction

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape
Green Belt	What effect would the development of this site have on Green Belt purposes?	character of Comberton. 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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

			Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane.
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
			Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	<u>; </u>	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 500m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 409m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 762m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities
	JOI VICES AND		140 Idollitics 103t, and no new Idollitics

	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 feetities to the constant of the state of
		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
with Existing	development on	with existing communities
Communities	the site integrate	With existing communities
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
 	employment	4.9km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
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	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Ounues	level of investment	sufficient.
	in key community	Samoon.
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.

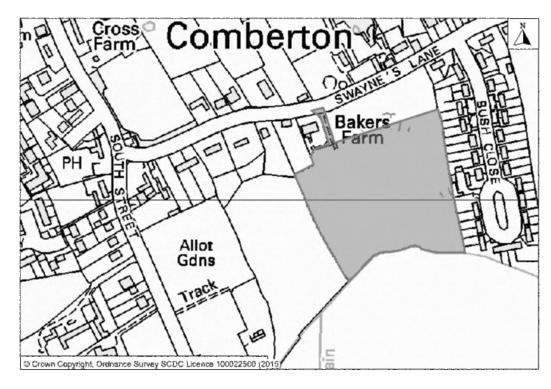
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require 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.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	450m ACF from centre of site to Meridian
0011001	Concor.	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
Scriooi	301001:	0.9km ACF from centre of site to Comberton
		Village College.
TRANSPORT		Village College.
TIVALIOI OIL		
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
Cycle Routes	routes are	less than 1.5m width with medium volume of
Cycle Routes	routes are accessible near to	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with
Cycle Routes	routes are	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local
,	routes are accessible near to the site?	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.
Cycle Routes HQPT	routes are accessible near to the site? Is there High	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
,	routes are accessible near to the site? Is there High Quality Public	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public
,	routes are accessible near to the site? Is there High Quality Public Transport (at edge	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the
HQPT	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)?	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)
HQPT Sustainable	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT)
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport,	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport Score (SCDC)	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.
HQPT Sustainable Transport Score (SCDC) Distance: bus	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14.
HQPT Sustainable Transport Score (SCDC) Distance: bus	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop.
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop.
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop. R = Hourly service (2)
HQPT Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public	routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. RED = Service does not meet the requirements of a high quality public transport (HQPT) AMBER = Score 10-14 from 4 criteria below Total score of 14. G = Within 600m (4) 408m ACF from the centre of the site to the nearest bus stop.

journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.89km 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?	7,640m ACF from centre of the site to Foxton 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 splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC088	
Consultation Reference numbers:	

Site name/address: Land south and east of 42 Swaynes Lane, Comberton

Мар:



Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west.

Current use(s): Meadowland cut for silage

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 2.24 ha.

Potential residential capacity: 50 dwellings (30 dph net)

LAND	LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL	
Agricultural Land	Would development lead to the loss of the best and most 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) - small site but all Grade 2.	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	

	atavilia atian af	and a successful and a
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	1 1 1 1 1	Lanery with the second
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
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
713.11.7	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	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
0	uses)?	ODEEN ON A MILL III
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
Water	the site? Will it protect and	GREEN = No impact / Capable of full
vvalei	where possible	mitigation
	enhance the quality	Tillingation
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
	CHVIIOIIIICHE:	appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
		included within a protection zone.
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	
Diodinarait:	sites)	AMPED Dovolonment would be a c
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or

	reduce habitat fragmentation, enhance		network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve		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.
	Biodiversity Action Plan targets, and maintain connectivity		
	between green infrastructure)?		
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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include
	initiaen astars :		that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, significant negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views
Townscape	Will it maintain and		south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton. RED = Significant negative impact on

	enhance the diversity and distinctiveness of	townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape character of Comberton.
Croon Dolt	\\/\bat\affact\varid	character of Comberton.
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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the

			Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane.
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
			Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	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:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?		0.5km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 487m ACF from centre of the site to Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 438m from the centre of the site to the main cross roads, a central point in the village surrounded by services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 768m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local		AMBER = No impact on facilities (or 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 feeth control and a control at the 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
	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 local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
_	employment	4.8km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
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	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient.
	in key community	Samoon.
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.

	including communications	There is insufficient spare mains water 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 at capacity and will
		require 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.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	428m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Comberton
TDANGBORT		Village College.
TRANSPORT	M/hat turns of avala	DED. No expline provision of a explained
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	tile site:	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	1 (' ' '
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	
D: .	four criteria below.	0 100 (1)
Distance: bus		G = Within 600m (4)
stop / rail		404 mg AOE from the engine of the transfer
station		401m ACF from the centre of the site to the
Fraguency of		nearest bus stop.
Frequency of Public		R = Hourly service (2)
Fublic		
Transport		
Transport		G = 21 to 30 minutes (4)
Transport Public transport		G = 21 to 30 minutes (4)

journey time to City Centre		23 Minutes from Comberton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.83km 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?	7,645m ACF from centre of the site to Foxton 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 splay for this site. The access link to the public highway is unsuitable to serve the number of units that
Non-Car	Will it make the	are being proposed. AMBER = No impacts
Facilities	transport network safer for public transport, walking or cycling facilities?	

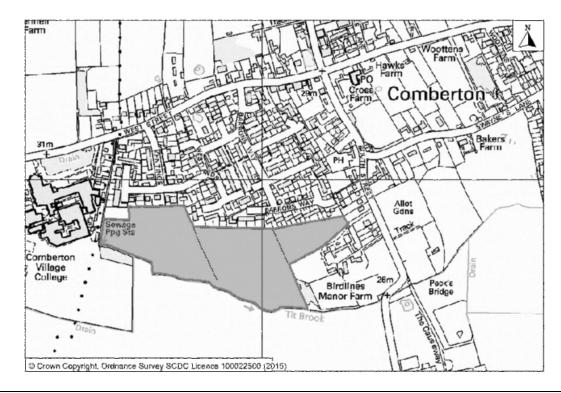
Site Information	
Development Sequence	Minor Rural Centre
Cita reference number(s), CC110	

Site reference number(s): SC110

Consultation Reference numbers: 44 (I&O 2012)

Site name/address: Land to the west of Birdlines, Manor Farm, Comberton

Мар:



Site description: Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 6.00 ha.

Potential residential capacity: 90 dwellings (30 dph)

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

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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		
	by a Tree		The TPO indicated on site is for a
	Preservation Order		woodland, this is not present on the 2008
	(TPO)?		data set, however there are what appear to
			be significant treed boundaries and blocks
			of trees within the site which need to be
			accommodated 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
Infrastructure	access to wildlife and green spaces,		loss of existing green infrastructure capable of appropriate mitigation.
Infrastructure	and green spaces, through delivery of		
Infrastructure	and green spaces,		
Infrastructure	and green spaces, through delivery of and access to green		
	and green spaces, through delivery of and access to green infrastructure?		of appropriate mitigation.
	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND C	ULTURAL H	of appropriate mitigation. ERITAGE
	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND COME.	ULTURAL H	of appropriate mitigation.
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND C	ULTURAL HI	of appropriate mitigation. ERITAGE
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND COMBINE WILL IT MAINTAIN AND COMBINE	ULTURAL HI	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation.
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND COMULE Will it maintain and enhance the diversity and distinctiveness of	ULTURAL H	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND COMBINE WILL IT MAINTAIN AND COMBINE	ULTURAL H	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND COMULE Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	of appropriate mitigation. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	eritage AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and
LANDSCAPE,	and green spaces, through delivery of and access to green infrastructure? TOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL H	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable

			Development of the effective of the series
			Development of the site would have an
			adverse effect on the landscape setting of
T	M/III it as sintsin sond		Comberton.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor Negative Impact (development
			Minor Negative Impact (development conflicts with townscape character, minor
	townscape character, including		negative impacts incapable of mitigation) -
	through		loss of separation between modern
	appropriate design		development and historic settlement in
	and scale of		views from the south.
	development?		
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation.
	archaeological, or		Minor Norgetive Impact on historia Assets
	cultural interest		Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) –
	(including conservation		Adverse effect on backdrop and open rural
	areas, listed		functional settings of listed building,
	buildings,		farmstead and moated site at Birdline
	registered parks		Manor (Listed Grade II 60 metres away).
	and gardens and		Adverse effect on Comberton St Marys CA
	scheduled		and setting of Church group including
	monuments)?		Church (Listed Grade I) which is 350 metres
			away due to the loss of separation between
			modern development and historic
			settlement in views from the Church. A
			reduced site restricted to the northwest
			corner would mitigate these impacts.
CLIMATE CHA			AMPED Chandend magnification to the
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
Flood Risk	energy resources? Is site at flood risk?		GREEN = Flood Zone 1 / low risk
i lood ixisk	is site at 11000 115K?		ONLEW - 1 1000 ZOHE 1 / 10W HSK
			Site in Flood Zone 1 and no drainage issues
			that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	,
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.7km ACF from centre of the site to

		Comberton Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	THIBER = 400 COOM
1 dominos	for children and	797m ACF from centre of the site to Skate
	teenagers?	Park at Comberton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 (VIDER = No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The effect of pictral previous.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	7. 100 000
Local Centre	District or Local	452m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by 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	847m ACF from centre of site to Comberton
	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	
O = === === it.	etc?)	CDEEN 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 possible.
	community activities?	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	oneany communico
	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	

	T	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.5km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
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	
1.1.11.1	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	NAC THERE I A A A A
	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 which could arise if all the SHLAA sites
	broadband?	
		within the zone were to be developed. The
		sewerage network is at capacity and will
Education	la thara aufficient	require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	Insufficient apera achael conscitu but
		Insufficient spare school capacity but potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	R = >800m
Primary	nearest primary	K = 2000III
School	school?	825m ACF from centre of site to Meridian
3011001	3011001:	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
		0.4km ACF from centre of site to Comberton
		o. man 7 or mont octille of oile to combetton

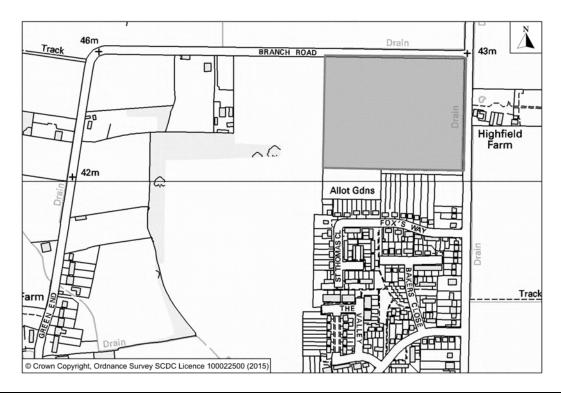
		Village College.
TRANSPORT	<u> </u>	T villago college.
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 329m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		R = Hourly service (2)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.44km 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 7,678m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC158	

Consultation Reference numbers: 41 (I&O 2012)

Site name/address: Land off Long Road (south of Branch Road), Comberton

Мар:



Site description: Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south.

Current use(s): Farmland

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 5.71 ha.

Potential residential capacity: 128 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?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	atariliantian of	
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	144	LODGEN MET 1 1 1 1 1
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	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. 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. Almost all of site included within a protection zone.
BIODIVERSITY		[: : : : : : : : : : : : : : : :
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

			· · · · ·
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain		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.
	connectivity between green infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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
LANDSCAPE	│ FOWNSCAPE AND C	III TURAL HI	development process.
Landscape	Will it maintain and enhance the diversity and	OLTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.
	distinctiveness of landscape character?		Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton.
			UPDATE: Score changed from Green to Amber to reflect the impact on Green Belt.
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)

Green Belt	townscape character, including through appropriate design and scale of development? What effect would the development of this site have on	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. AMBER = negative impact on Green Belt purposes
	Green Belt	
Heritage	purposes? Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and	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.
	scheduled monuments)?	
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Site in 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?	GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 717m ACF from centre of the site to Comberton 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	K = >000111
Local Centre	District or Local	1,072m from the centre of the site to the
Local Certife	centre?	
	Centre	main cross roads, a central point in the
Dietopos: City	How far is the site	village surrounded by services and facilities. R =>800m
Distance: City Centre		R =>000III
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A =400 - 800m
		A =400 - 600m
Service	nearest health centre or GP	701m ACE from control of site to Comborton
		781m ACF from centre of site to Comberton
Kay Lagal	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No facilities last and no new facilities
	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	
0 ''	etc?)	ODEEN Development would not be also
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
Integration	How well would the	development.
Integration		AMBER = Adequate scope for integration
with Existing Communities	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	COMMUNICES!	
Deprivation	Does it address	 AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Jambiluge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	wampie Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and viability of chloting contros.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	Triainty and viability	I thanky or tradinky or obtaining control. The

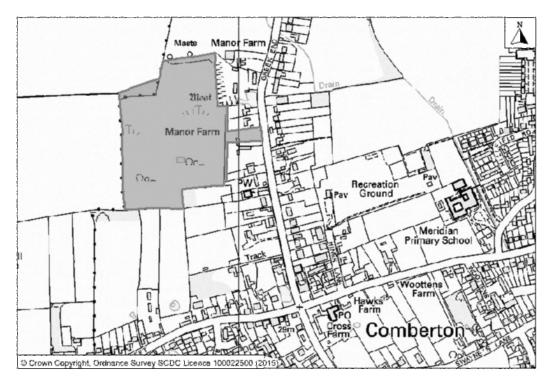
	of Combridge	indicator is likely to apply porticularly to sites
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses
Employment -	How far is the	RED = >3km
		RED = >3KIII
Accessibility	nearest main	1.2km ACE form control of site to Combridge
	employment	4.3km ACF form centre of site to Cambridge
Employment	centre? Would	007D (West Cambridge)
Employment -		G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land, or deliver new	
Utilities	employment land?	CDEEN - Existing infrastructure likely to be
Otilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient.
		Sumcient.
	in key community services and	Minor Utilities Infrastructure improvements
		•
	infrastructure,	required, but constraints can be addressed.
	including 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
	broadbarid?	
		within the zone were to be developed. The
		sewerage network is at capacity and will
Education	Is there sufficient	require mitigation. GREEN= Non-residential development /
	education	•
Capacity		surplus school places
	capacity?	Insufficient apera achael conscitu but
		Insufficient spare school capacity but potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A =400 - 800m
Primary	nearest primary	A -700 - 000III
School	school?	729m ACF from centre of site to Meridian
3011001	3011001:	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide riew,
3011001	3011001:	1.6km ACF from centre of site to Comberton
		Village College.
TRANSPORT		villago collogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Systo Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	110 010.	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
119(11	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
	OI OILO / :	

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		755 - AOS from the control of the cite to the
station		755m ACF from the centre of the site to the
Fraguerov of		nearest bus stop.
Frequency of Public		R = Hourly service (2)
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.31km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	- 404 AOF 6
Station	proposed train	7,461m ACF from centre of the site to
^	station?	Cambridge 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?	No capacity constraints identified, safe access can be achieved. A junction located
	avaliable capacity?	on Long Road 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	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC181	
Consultation Reference numbers:	

Site name/address: Land to the West of Green End, Comberton

Мар:



Site description: Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 6.02 ha.

Potential residential capacity: 135 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	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14?	CDEEN No adverse effects or conclus of
Pollution	Are there potential Odour, light noise	GREEN = No adverse effects or capable of full mitigation.
	and vibration	Tail magadon.
	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	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	Davelanment unlikely to offeet water quality
	environment?	Development unlikely to affect water quality. Assumptions for a neutral impact are that
	environment	appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater. Almost all of site
		included within a protection zone.
BIODIVERSITY	_	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites designated for	recognised as containing protected species, 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). Ecological
	geodiversity?	value of ponds and site should be
	(Including	investigated prior to development.
	International and	
	locally designated	
Die diversity	sites)	AMPED Development would be a s
Biodiversity	Would	AMBER = Development would have a

	development reduce habitat fragmentation, enhance		negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	infrastructure)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Townscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Adverse impact on Green Belt purposes. The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton. AMBER = negative impact on townscape
τοντισυαμε	enhance the diversity and distinctiveness of townscape character, including through		character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development of this site would also

	appropriate design and scale of development?		introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the townscape of Comberton.
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)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Major adverse impact on backdrop and open rural functional settings of Manor and Manor Farmhouse, Listed Grade II, which are within 10 metres of the site. Nonstatutory archaeological site – Former moated site adjacent. Ridge and furrow earthworks of medieval agriculture survive in this area; part of the field systems associated with the medieval village.
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 Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	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?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 405m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact No effect on pitch or plot provision.

	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	7 = 400 000m
Local Centre	District or Local	437m from the centre of the site to the main
Local Contro	centre?	cross roads, a central point in the village
	oontro.	surrounded by services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1 - 7 0 0 0 m
Commo	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	226m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , , , , , , , , , , , , , , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	'
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The site is a large area of backland
		development in a part of the village
		characterised by linear development.
ECONOMY	T	LAMBER M. A. M. C.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	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,	vitality and viability of existing benties.
	merarony,	

	T	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
7 tooocolollity	employment	5.2km ACF from centre of site to Cambridge
	centre?	007D (West Cambridge)
Francia uma a rat		
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	Camelona
	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 at capacity and will
		require mitigation.
		5
l Education	I Is there sufficient	GREEN= Non-residential development /
Education	Is there sufficient	GREEN= Non-residential development /
Education Capacity	education	GREEN= Non-residential development / surplus school places.
		surplus school places.
	education	surplus school places. Insufficient spare school capacity but
	education	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs.
	education	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary
	education	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being
	education	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new
	education	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton
	education	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new
	education	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton
Capacity Distance:	education capacity? How far is the	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.
Capacity Distance: Primary	education capacity? How far is the nearest primary	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m
Capacity Distance:	education capacity? How far is the	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian
Distance: Primary School	education capacity? How far is the nearest primary school?	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Primary School Distance:	education capacity? How far is the nearest primary school? How far is the	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to
Distance: Primary School Distance: Secondary	education capacity? How far is the nearest primary school? How far is the nearest secondary	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Primary School Distance:	education capacity? How far is the nearest primary school? How far is the	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Distance: Primary School Distance: Secondary	education capacity? How far is the nearest primary school? How far is the nearest secondary	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton
Distance: Primary School Distance: Secondary School	education capacity? How far is the nearest primary school? How far is the nearest secondary	surplus school places. Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new)
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school?	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
Distance: Primary School Distance: Secondary School	education capacity? How far is the nearest primary school? How far is the nearest secondary	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school?	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College.
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle routes are	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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
Distance: Primary School Distance: Secondary School TRANSPORT Cycle Routes	education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site?	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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.
Distance: Primary School Distance: Secondary School TRANSPORT	education capacity? How far is the nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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

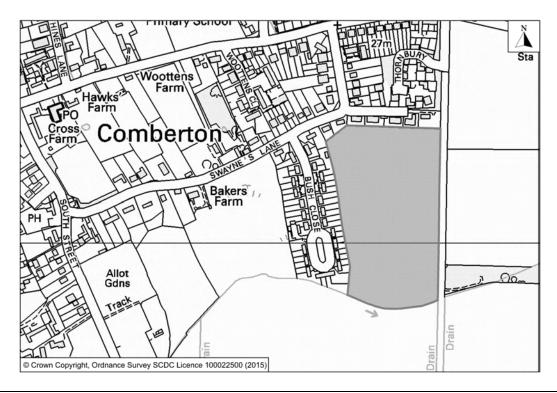
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria.
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		430m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.25km 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	8,328m ACF from centre of the site to
	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?	Minor negative effects incapable of
	. ,	mitigation. Access constraints - no direct
		access link to the public highway.
		Uncertainty regarding effect on Green End.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC255	

Consultation Reference numbers: 43 (I&O 2012)

Site name/address: Land to the East of Bush Close, Comberton

Map:



Site description: Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the south eastern flank of the village.

Current use(s): Agricultural.

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 4.83 ha.

Potential residential capacity: 73 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?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	atarilia ation of	
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	144	LODGEN MET 1 1 1 1 1
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse 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	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	A14? Are there potential Odour, light noise	GREEN = No adverse effects or capable of full mitigation.
	and vibration 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. 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. Almost all of site included within a protection zone.
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	1 -	ı	
	fragmentation,		mitigation.
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	infrastructure)? Are there trees on		CREEN - Site door not contain or adjain
TPO	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		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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, 1	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements). Neutral impact (generally compatible, or
			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 would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site. Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the Byway which extends to the south should be mitigated.

Townscans	Will it maintain and		CDEEN - No impact (generally competible		
Townscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with		
	diversity and		local townscape character, or provide minor		
	distinctiveness of		•		
			improvements)		
	townscape		Noutral impact (ganarally compatible or		
	character, including		Neutral impact (generally compatible, or		
	through		capable of being made compatible with local		
	appropriate design and scale of		townscape character). Assumptions for a		
	development?		neutral impact include that appropriate design and mitigation measures would be		
	development:		achieved through the development process.		
Green Belt	What effect would		AMBER = negative impact on Greenbelt		
Green Ben	the development of		purposes		
	this site have on		purposes		
	Green Belt				
	purposes?				
Heritage	Will it protect or		GREEN = Site does not contain or adjoin		
liomago	enhance sites,		such buildings, sites or features, and there		
	features or areas of		is no impact to the setting.		
	historical,		To the impact to the country.		
	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. Adverse effect on		
	and gardens and		Comberton St Marys Conservation Area		
	scheduled		and setting of Church group including		
	monuments)?		Church (Listed Grade I) due to the		
			prominence of the site in the foreground in		
			views from the footpath and land to		
			southeast of the site. Impact could be		
			mitigated by restricting development to the		
			northern part of the site.		
CLIMATE CHAI					
Renewables	Will it support the		AMBER = Standard requirements for		
	use of renewable		renewables would apply.		
E. 15::	energy resources?		ODEEN EL 17 4/1		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk		
	flood risk?		Otto in Flood Zone A coding 1		
			Site in Flood Zone 1 and no drainage issues		
111184 6 8 1 1 1 5 6 1 7			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?				
Distance:	How far is the		GREEN - <1km or opsito provision		
Outdoor Sport	nearest outdoor		GREEN = <1km or onsite provision		
Facilities	sports facilities?		0.6km ACF from centre of the site to		
i aciiilies	sports radiilles!		Comberton Recreation Ground.		
Distance: Play	How far is the		AMBER = 400 - 800m		
ו טוטומווטע. Plav	HOW IN IS THE		AIVIDER = 400 - 000111		

Facilities	nearest play space	
i ¹aciiilies	nearest play space for children and	562m ACF from centre of the site to
	teenagers?	Comberton Recreation Ground.
Gypey &		AMBER = No Impact
Gypsy & Traveller	Will it provide for the	AIVIDEN = NO IIIIPAGI
Travellel		
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: (Showpeople?	A 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	045 ()
Local Centre	District or Local	645m from the centre of the site to the main
	centre?	cross roads, a central point in the village
		surrounded by 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	897m ACF from centre of site to Comberton
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
20	with existing	
	communities?	
ECONOMY	1 20	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Sambriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	

	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing ecritics.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
,	employment	4.6km ACF form centre of site to Cambridge
	centre?	007D (West Cambridge)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and broadband?	supply the number of proposed properties which could arise if all the SHLAA sites
	broadband?	within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Japaony	capacity?	Sarpido Sorioor pidoos.
	Supusity.	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
		VC.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	475m ACF from centre of site to Meridian
		Primary School, Comberton.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.2km ACF from centre of site to Comberton
		Village College.
TRANSPORT	T	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

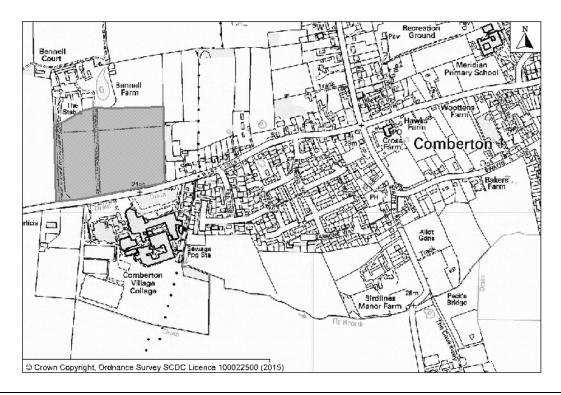
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	1	
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: /	four criteria below.	00 Will 100 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		000 4057 4 4 4 44 44 44
station		326m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		R = Hourly service (2)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		()
journey time to		23 Minutes from Comberton to Cambridge.
City Centre		25 Mindles nom Combetton to Cambridge.
		C - Flore to 40lore (4)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.60km 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	7,536m ACF from centre of the site to
	station?	Cambridge Station.
Accord		RED = Insufficient capacity/ access.
Access	Will it provide safe	
	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. It is not
		possible to provide safe highway access to
		the site and it is not linked to the adopted
		public highway.
Non Cor	Mill it make the	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information				
Development Sequence	Minor Rural Centre			
Site reference number(s): SC 326 (Revised proposal)				

Consultation Reference numbers: H10 (I&O 2013 part 2)

Site name/address: Land at Bennell Farm, West Street, Comberton

Map:



Site description: The site comprises a grassed field with trees, surrounded by robust hedges with trees. A number of vehicular access points exist to West Street. A surfaced road runs across the site giving access to Bennell Court just to the north of the site), where a series of farm buildings have been converted to a variety of employment uses primarily of an office nature. Comberton Village College is located to the south of West Street.

Current use(s): Agricultural, field used for grazing

Proposed use(s): Residential development for around 90 dwellings

Site size (ha): South Cambridgeshire: 6.27ha

Potential residential capacity: 90 dwellings

Submitted proposal for 90 dwellings at a density of 22.5 dph. Site capacity of 30 dph would be 141 dwellings. A low density of development would be appropriate on this site with a dwelling capacity between 90 and 141 dwellings. A mid point capacity of 115 dwellings was included in the Issues and Options Report 2013.

A lower figure of 90 dwellings has been included in the Proposed Submission Local Plan. This reflects that a substantial part of the site will be used to provide a community football pitch with changing rooms, and car parking to serve both the community and Comberton Village College.

LAND		
PDL	Would	RED = Not on PDL
FDL	development make use of previously developed land?	RED = NOT OIT FDL
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land.
Land	development lead to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
Water	Will it protect and where possible enhance the quality of the water	GREEN = No impact / Capable of full mitigation
	environment?	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 impact on groundwater. Almost all of site included within a protection zone.
BIODIVERSITY		LODEEN D
Designated Sites	Will it conserve protected species and protect sites designated for nature	GREEN = Does not contain, is not adjacent to, or local area will be developed as greenspace. No or negligible impacts

	concorrection		
	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		Ü
	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		domotod amodgit and dotolopinom processi
	Plan targets?)		
	Are there trees on		
	site or immediately		
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110			<u> </u>
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure
Illiastructure			Significant new green fill astructure
	and green spaces,		Noutral impact (aviating factures ratained
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		Assumptions for a neutral impact include
	infrastructure?		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). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
<u> </u>			, , , , , , , , , , , , , , , , , , , ,

	1	T
	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.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or	GREEN = Site does not contain or adjoin such buildings or sites, and there is no impact to the setting
	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 within at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	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 publically accessible open space in the form of a community
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	football pitch. GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 902m ACF from centre of the site to Skate Park at Comberton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact

	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	665m of nearest centre ACF (Comberton,
51	centre?	West Street / Barton Road)
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
Distance: CD	City Centre?	D . 000m
Distance: GP Service	How far is the nearest health	R = >800m
Service	centre or GP	808m ACF from centre of site to Comberton
	service?	
Key Local	Will it improve	Surgery. AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 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.
	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?	<u>'</u>
		Will include changing facilities and car
		parking which will be available to the
		community, and to the Village College which
		also hosts many community events which
		are attended by the public.
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	D9 11	ANDED Notice III III III III III III III III III I
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 in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
- Shopping	shopping	vitality and viability of existing centres
	hierarchy,	Thank, and videnity of onlining control
	inorarony,	

	T	
	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 local centres?	which include retail, offices, or leisure uses
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED = >3KIII
7.000331511111	employment	5.75km ACF from centre of site to
	centre?	Cambridge 007D (West Cambridge)
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	<u> </u>
	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
	broadband?	within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation.
		Toquito Tilluguaotii.
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.
		Current spare capacity at the local primary
		School. Secondary places deficit is being
		addressed by the construction of a new
		school at Cambourne to relieve Comberton
Distance	How far is the	VC. R = >800m
Distance: Primary	nearest primary	N = >000III
School	school?	1,054m ACF from centre of site to Meridian
30.1001	30.1001.	Primary School, Comberton.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.2km ACF from centre of site to Comberton
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HODT	Is there High	facilities/school. Poor quality off road path. RED = Service does not meet the
HQPT	Is there High Quality Public	
i .	ı Quality Public	requirements of a high quality public

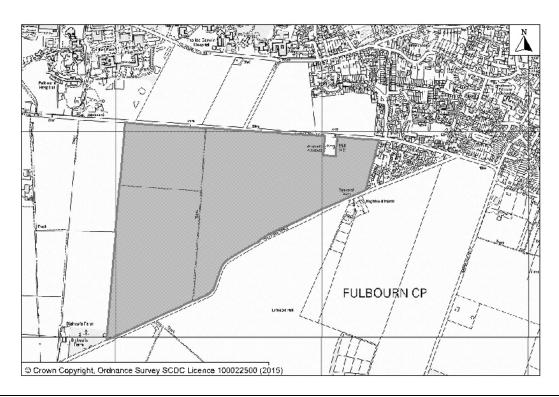
	Transport (at edge	transport (HQPT)
Custain abla	of site)?	CDEEN Cooks 45 40 from 4 critorio holour
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total Coore of 10
Score (SCDC)	been developed to	Total Score of 16
	consider access to	LIDDATE: Coord shanged from 10 to 16 to
	and quality of	UPDATE: Score changed from 18 to 16 to
	public transport,	reflect total of scores below.
	and cycling. Scores	
	determined by the four criteria below.	
Distance: bus	Tour criteria below.	CC Within 400m (6)
Distance: bus		GG = Within 400m (6)
stop / rail		270m to magnet hus stan (Cambartan
station		270m to nearest bus stop (Comberton,
		Kentings)
Frequency of		R = Hourly service (2)
Public		Llough, comico (40 comico)
Transport		Hourly service (18 service)
Public		G = 21 to 30 minutes (4)
transport		22 Minutes (Combouter Kontinus to
journey time to		23 Minutes (Comberton, Kentings to
City Centre Distance for		Cambridge, Drummer Street)
		G = 5km to 10km (4)
cycling to City Centre		7.77km ACE to Combridge City Contro
	How far is the site	7.77km ACF to Cambridge City Centre R = >800m
Distance:		K = >000111
Railway Station	from an existing or proposed train	8,155m ACF from centre of the site to
Station	station?	Foxton Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
Access	access to the	identified that cannot be fully mitigated
	highway network,	l dentined that carmot be rully miligated
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
	available capacity!	on Long Road 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	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
0'4 () 00007	

Site reference number(s): SC037
Consultation Reference numbers:

Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn

Map:



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

Note: this site adjoins sites 038 and 245 to the north.

Current use(s): Agricultural

Proposed use(s): 3,050 dwellings with public open space

Site size (ha): South Cambridgeshire: 76.78 ha.

Potential residential capacity: 921 dwellings (30 dph)

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

	dovolopod	
	developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?	(over 76.78ha.) GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	AMPED O'the line and a second of a in
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 could impact on air quality, with minor negative impacts incapable of mitigation. Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact- low to medium risk. The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination.

	the site?	
	the site?	Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalei	where possible	mitigation
	enhance the quality	Tilligation
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	environment:	Protection Zones 1, 2 and 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will 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	GREEN = Development could have a
	development	positive impact by enhancing existing
	reduce habitat	features and adding new features or
	fragmentation,	network links.
	enhance	
	native species, and	Assumptions for a neutral impact are that
	help deliver habitat	existing features that warrant retention can
	restoration (helping to achieve	be retained or appropriate mitigation will be achieved through the development process.
	Biodiversity Action	achieved infough the development process.
	Plan targets, and	
	maintain	
	connectivity	
	between green	
	infrastructure)?	
TPO	Are there trees on	GREEN = Site does not contain or adjoin
	site or immediately	any protected trees
	adjacent protected	
	by a Tree	
	Preservation Order	
	(TPO)?	
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	through delivery of	Neutral impact (existing features retained,

	and access to	or appropriate mitigation possible).
	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 enhance the diversity and distinctiveness of landscape character?	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements.
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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area further to the north east. Adverse effect due to loss of important countryside

CLIMATE CHA		setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		AMBED OF L. I. I. I. 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?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	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 includes open space as part of the development.
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. 1.8km ACF from centre of the site to Fulbourn Recreation Ground.
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. 962m ACF from centre of the site to land at Roberts Way, Fulbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	No effect on pitch or plot provision.
Distance:	How far is the site	G = <400m
District or Local Centre	from the nearest District or Local centre?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. Over 1,000m ACF from the centre of the
		site Fulbourn High Street -a cluster of

			services and facilities within the village.
Distance: City	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		1,270m ACF from centre of site to Fulbourn
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		Cameracio, y minganom propossay.
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible.
	activities?		·
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		RED = Limited scope for integration with
with Existing	development on		existing communities / isolated and/or
Communities	the site integrate		separated by non-residential land uses
	with existing		
	communities?		The development scale and location of the
			site would create a large extension to the
			village which poorly relates to the existing
			built-up area.
ECONOMY	I = 1.	I	
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation result in		
	development in		
	deprived wards of		
Shopping	Cambridge? Will it protect the		GREEN = No effect or would support the
Shopping	-		vitality and viability of existing centres.
	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,		assumption is that the local centre proposed
	town, district and		will only be of a suitable scale to serve
	town, district and		will offig be of a sullable scale to serve

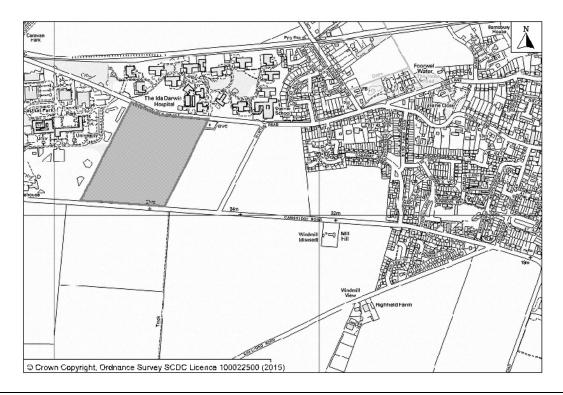
Capacity Capacity		lacal accidence	manda of many manifestatic and 190 of 1
Accessibility nearest main employment centre?		local centres?	needs of new residents and will not impact on other centres.
employment centre? Employment - Centre? Would development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity Distance: Primary School Distance: Pressor How far is the nearest primary school? Distance: Primary School Distance: Primary School Wall type of cycle routes are accessible near to the site? Wall type bilic Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Employment and 5 (Abbourt, Institution is for employment land / allocation / allocation / allocation i	Employment -	How far is the	AMBER = 1-3km
Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Education Cistance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Amy far is the nearest primary School Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. R = >8000m R = School R = School R = Greater than 3km 6.3km ACF from centre of site to Fulbourn Primary School. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Is there High Quality Public Transport (at edge of site)? Sustainable Transport (at edge of site)? Sustainable Transport (at edge of site)? Sustainable Transport (at edge of site)? AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,	Accessibility	nearest main	
Employment - Land			
Employment - Land		centre?	
Land development result in the loss of employment land, or deliver new employment land?			
in the loss of employment land, or deliver new employment land? Utilities Utilities Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Becondary School Distance: Becondary School Distance: Primary School What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport Score (SCDC) Sustainable Transport Score (SCDC) Utilities GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. R =>800m 1,448m ACF from centre of site to Fulbourn Primary School. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,	Employment -		
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Utilities			
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services and infrastructure, including communications infrastructure and broadband? Education Capacity			sufficient.
infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Distance: How far is the nearest primary School Distance: Secondary school? Distance: How far is the nearest primary School Primary School Primary School Primary School? Distance: How far is the nearest primary School Primary School. Distance: How far is the nearest secondary school? Distance: How far is the nearest primary School. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? AMBER = Medium quality public transport service Transport (at edge of site)? AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			
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infrastructure and broadband? Education		_	, ,
Broadband? St there sufficient education capacity? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, Scoring mechanism has been developed to consider access to and quality of public transport, Scoring mechanism has been developed to consider access to and quality of public transport, School straints can be appropriately not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately mitigated capacity of pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not path			
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Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Insufficient spare school capacity but potential for improvement to meet needs. Insufficient space and places. R = >800m R = >800m R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. AMBER = Medium quality off-road path. GREEN = High quality off-road path. GREEN = High quality public transport service Total score 10-14 from 4 criteria below Total score of 13.	Capacity		constraints can be appropriately mitigated
potential for improvement to meet needs. Insufficient secondary and primary school places. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school. Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Medium quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13.		capacity?	land Calcut an ann agh ag lann ag tha bad
Distance: Primary School Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School R = Greater than 3km R = Greater than 3km AMBER = Medium quality off-road path. AMBER = Medium quality off-road path. GREEN = High quality public transport service Fundamental Scoring Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport,			
Distance: Primary School School Distance: Primary School Distance: How far is the nearest primary School Distance: Secondary School AMBER = Greater than 3km School Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			·
Distance: Primary School Distance: Primary School Distance: How far is the nearest primary School? How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			· · · · · · · · · · · · · · · · · · ·
Primary School school? 1,448m ACF from centre of site to Fulbourn Primary School. Distance: How far is the nearest secondary School school? 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13.	Dietance:	How for ic the	•
School school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? 1,448m ACF from centre of site to Bottisham of Site to Botti			K = >000111
Distance: Secondary School Sch	_		1.448m ACE from centre of site to Fullhourn
Distance: Secondary School Sch	3011001	301001:	
Secondary school? School Sch	Distance:	How far is the	
School school? 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Scoring mechanism has been developed to consider access to and quality of public transport, Total score of 13.			K = Greater than own
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Village College. AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13.			6 3km ACE from centre of site to Bottisham
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Medium quality of cycle routes are accessible near to the site? AMBER = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13.	Concor	30110011	
Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13.	TRANSPORT	1	1
routes are accessible near to the site? HQPT		What type of cycle	AMBER = Medium quality off-road path.
accessible near to the site? HQPT		7.	and the second second second parts
the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) The site? GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			
HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) State High quality public transport service GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			
Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Transport Score (SCDC) Sustainable Transport Transport Transport Transport Transport Transport Total score of 13.	HQPT		GREEN = High quality public transport
Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, Transport (at edge of site)? AMBER = Score 10-14 from 4 criteria below Total score of 13.			
of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			
Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13.			
Transport mechanism has been developed to consider access to and quality of public transport, mechanism has been developed to consider access to and quality of public transport,	Sustainable	,	AMBER = Score 10-14 from 4 criteria below
Score (SCDC) been developed to consider access to and quality of public transport, Total score of 13.	Transport	Jocumy	
consider access to and quality of public transport,	Score (SCDC)		
public transport,		mechanism has	Total score of 13.
		mechanism has been developed to	Total score of 13.
and such a Cana		mechanism has been developed to consider access to	Total score of 13.
and cycling. Scores		mechanism has been developed to consider access to and quality of	Total score of 13.
determined by the		mechanism has been developed to consider access to and quality of	Total score of 13.

	four criteria below.	
Distance: bus	Todi ontona below.	A = Within 800m (3)
stop / rail		7 = VVIII III (0)
station		690m ACF from the centre of the site to the
Clation		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		R = 41 to 50 minutes (2)
transport		(=)
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		3
Distance for		G = 5km to 10km (4)
cycling to City		(,
Centre		6.25km 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	4,593m ACF from centre of the site to
	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?	Minor negative effects incapable of
		mitigation. Capacity constraints - The
		Highway Authority believes that access to
		local road network will potentially have
		capacity and safety constraints (e.g.
		Hospital Roundabout at Cherry Hinton is a
		cluster site). Cherry Hinton Road, Limekiln
		Hill Road and Granhams Road / Babraham
		Road junction likely to need improvements
Non Cor	Mill it mades the	to accommodate development traffic.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities.
	safer for public	The Highway Authority will require now
	transport, walking	The Highway Authority will require new development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in a significant
		improvement to public transport, walking or
		cycling facilities.
	1	by oming radinates.

	Site Information	
	Development Sequence	Minor Rural Centre
Site reference number(s): SC038		
	Consultation Reference numbers:	

Site name/address: Land north of Cambridge Road, Fulbourn

Map:



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

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

Current use(s): Agricultural

Proposed use(s): 450 dwellings with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 11.08 ha.

Potential residential capacity: 166 dwellings (30 dph)

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

	T		
Agricultural	Would	A	MBER = Minor loss of grade 1 and 2 land
Land	development lead		
	to the loss of the	N	linor loss of best and most versatile
	best and most	a	gricultural land (Grades 1 and 2) - site is all
	versatile	G	Grade 2 (11.08 ha.).
	agricultural land?		(
Minerals	Will it avoid the	G	GREEN = Site is not within an allocated or
······································	sterilisation of		afeguarded area.
	economic mineral	3	areguarded area.
DOLLUTION	reserves?		
POLLUTION	M/ I - I - II		DEEN Misteral or transaction desired
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the	ır	npact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening	q	uality. Site lies in an area where air quality
	of air quality?	a	cceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
 I	near to an AQMA,		114
	the M11 or the	1	•••
	A14?		
Pollution	Are there potential	Λ	MPER - Adverse impacts capable of
Poliution			MBER = Adverse impacts capable of
	Odour, light noise	а	dequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		ses. The South of the site is bounded by
	receptor or		ne busy Cambridge Road and to the North
	generator	F	ulbourn Old Drift. Traffic noise will need
	(including	a	ssessment. However residential use is
	compatibility with	lil	kely to be acceptable with careful noise
	neighbouring		nitigation. There are also industrial /
	uses)?		ommercial type units to north at Ida Darwin
	u303):		out these are a low to moderate risk in
			erms of adverse noise and cooking odour
			npact as it is understood that the Ida site
			vill be developed in near future.
Contamination	Is there possible		MBER = Site partially within or adjacent to
	contamination on	a	n area with a history of contamination, or
	the site?	C	apable of remediation appropriate to
			roposed development (potential to achieve
			enefits subject to appropriate mitigation)
			gameny
		P	otential for minor benefits through
			emediation of minor contamination. Site is
			djacent to current industrial / commercial
187 4	NAPH 14		se and may need investigation.
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible	m	nitigation
	enhance the quality		
	of the water	D	Development unlikely to affect water quality.
	environment?		he site within Groundwater Source
			Protection Zones 2 and 3 which does not
			ule out development but may influence land
			The state of the s
		u	se 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	,		J 3
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Landscape	Will it maintain and enhance the diversity and distinctiveness of	ULTUKAL HI	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

	T	
	landscape character?	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	character, including through appropriate design and scale of development?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.
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)?	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 the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.
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.

HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the		GREEN = Assumes minimum on-site		
орон ороко	quantity and quality		provision to adopted plan standards is		
	of publically		provided onsite		
	accessible open				
	space?		Development would create minor		
	ораоо.		opportunities for new public open space as		
			the promoter includes open space as part of		
			the development.		
Distance:	How far is the		GREEN = <1km or onsite provision		
Outdoor Sport	nearest outdoor		ONZERV = CHAIT OF OHORO PROVIDION		
Facilities	sports facilities?		Assume onside provision as site of over 200		
1 dominoo	oporto radintido:		dwellings, which would be required to		
			deliver on site facilities to meet policy.		
			deliver on site radiities to meet policy.		
			1.8km ACF from centre of the site to		
			Teversham Recreation Ground.		
Distance: Play	How far is the		GREEN = <400m or onsite provision		
Facilities	nearest play space		ONLEW = 4400m or orisite provision		
1 domaios	for children and		Assume onside provision as site of over 200		
	teenagers?		dwellings, which would be required to		
	toonagers:		deliver on site facilities to meet policy.		
			deliver on site racilities to meet policy.		
			663m ACF from centre of the site to land at		
			Roberts Way, Fulbourn.		
Gypsy &	Will it provide for		AMBER = No Impact		
Traveller	the		ANDER - No Impact		
Traveller	accommodation		No effect on pitch or plot provision.		
	needs of Gypsies		The check on pitch of plot provision.		
	and Travellers and				
	Travelling				
	Showpeople?				
Distance:	How far is the site		R = >800m		
District or	from the nearest		K = 2000III		
Local Centre	District or Local		Over 1,000m ACF from the centre of the		
Local Ochiro	centre?		site Fulbourn High Street -a cluster of		
	oonino.		services and facilities within the village.		
Distance: City	How far is the site		R = >800m		
Centre	from edge of		1. – 2000III		
Johns	defined Cambridge				
	City Centre?				
Distance: GP	How far is the		R = >800m		
Service	nearest health		1. – 2000iii		
301 1100	centre or GP		1,392m ACF from centre of site to Fulbourn		
	service?		Health Centre.		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
i dominos	of key local		Saudiaciony minganom 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,		acvelopinent.		
	,				
	post offices, pubs etc?)				
	 				

	Lyacus	LODEEN D
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
Communico	with existing	separated by horr residential land uses
	communities?	Poorly related to the existing built up part of
	Communities	Poorly related to the existing built-up part of
		the village, located some distance to the
FCONOMY		west.
ECONOMY	D 9	AMPED Marcalla P. Co. C. Co.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
11 0	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,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
	ioodi ooniioo:	on other centres.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
Accessibility	employment	_
	centre?	employment or is for another non-residential
	Cerille?	use.
		0.6km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
Family	10/ I - I	Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	, ,	

	1 -	
	services and	Major utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	The electricity, mains water, gas and
	communications	sewerage systems will need reinforcement
	infrastructure and	,
		to increase capacity.
	broadband?	
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 and primary school
D: /		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,210m ACF from centre of site to Bewick
		Bridge Primary School, Cherry Hinton.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	Orodior triair onth
	school?	COlon ACE from control of cita to Datticham
School	SCHOOL?	6.0km ACF from centre of site to Bottisham
		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	GREEN = High quality public transport
HQFI		
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
000.0 (0020)	consider access to	10.00.000.000.000
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		` '
station		189m ACF from the centre of the site to the
Station		
F		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		R = 41 to 50 minutes (2)
transport		` '
journey time to		50 Minutes from Fulbourn to Cambridge.
		oo wiinates nom r albouin to cambriage.
City Centre		C. Flore to 40kms (4)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.86km ACF from the centre of the site to
		Cambridge Market.
	i .	

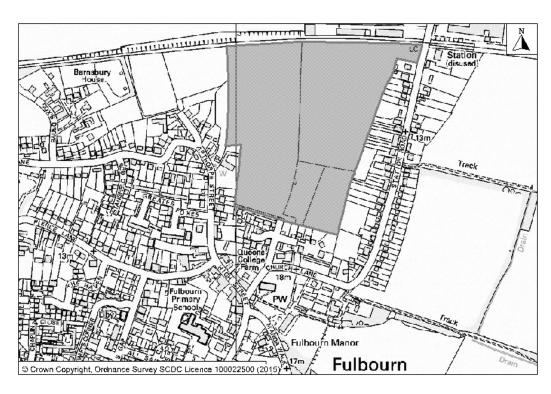
ar is the site	R = >800m
n existing or	
sed train	4,253m ACF from centre of the site to
n?	Cambridge Station.
provide safe	GREEN = No capacity / access constraints
s to the	identified that cannot be fully mitigated.
ay network,	
there is	
ble capacity?	
make the	GREEN = Significant improvements to
ort network	public transport, cycling, walking facilities.
for public	
ort, walking	The Highway Authority will require new
ling facilities?	development to provide or contribute to the
S	provision of infrastructure to encourage
	more sustainable transport links both on
	and off site. Provision or contribution from
	this site would result in a significant
	improvement to public transport, walking or
	cycling facilities.
	an existing or sed train n? provide safe s to the ay network, there is ble capacity? make the port network for public port, walking sling facilities?

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC074	

Site reference number(s): SC074

Consultation Reference numbers: 28 (I&O 2012)
Site name/address: Land off Station Road, Fulbourn

Мар:



Site description: The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.

The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.

Current use(s): Agricultural

Proposed use(s): 300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.

Site size (ha): South Cambridgeshire: 12.41 ha.

Potential residential capacity: 186 dwellings, (30 dph (reduced to mitigate for setting of listed building and conservation area))

LAND		
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	2 1222 21 grade 1 and 2 land
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - Whole
	versatile	of site is grade 2.
	agricultural land?	or one is grade in
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Minoralo	sterilisation of	safeguarded area.
	economic mineral	Saloguardou aroa.
	reserves?	
POLLUTION	10301703:	<u> </u>
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation.
	and vibration	
	problems if the site	Development of the whole site would be
	is developed, as a	likely to suffer from noise pollution from
	receptor or	industrial users and the operational railway
	generator	to the north of the site. Restricting
	(including	development to part of the site and the use
	compatibility with	of noise abatement measures would result
	neighbouring	in mitigation of much of the noise pollution.
	uses)?	Further investigation would be required
	uses):	before the site could be allocated and
		developed.
Contamination	le there possible	
Contamination	Is there possible contamination on	AMBER = Site partially within or adjacent to
	the site?	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).
		Potential for minor benefits through
		remediation of minor contamination - Site is
		adjacent to current industrial/commercial
		use and railway line and may need
		,
		investigation. This can be dealt with by condition.
Water	Will it protect and	GREEN = No impact / Capable of full
vval e i	Will it protect and	· · ·
	where possible	mitigation
	enhance the quality	Dovolonment unlikely to offeet water availty
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 3 which does not rule out
		development but may influence land use or

BIODIVERSITY	I Will it and a server		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 Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200 metres)
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	TUDAL UE	AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Landscape	OWNSCAPE AND CU Will it maintain and	LIUKAL HEI	AMBER = negative impact on landscape
_aaooapo			, = nogative impact on landocape

	T	
	enhance the	character, incapable of mitigation.
	diversity and	NE N. C. L. (CD. L.
	distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) - it
		would result in the loss of land that has a
		rural character on this northern edge of the
		village.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the	character, incapable of mitigation.
	diversity and	
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of Fulbourn.
	and scale of	
	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	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	impacto capable of appropriate magation.
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of the
	areas, listed	Conservation Area and the Grade II* church.
	buildings,	.Archaeological potential will require further
	•	
	registered parks	information but the assumption for a neutral
	and gardens and	impact is that it is likely appropriate
	scheduled	mitigation can be achieved through the
CLIMATE CLIAN	monuments)?	development process.
CLIMATE CHAN		AMPED Standard requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply.
EL LOCA	energy resources?	ODEEN EL LZ AVI
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	<u> _, , _ , , , , , , , , , , , , , , , ,</u>
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed. A part
		of the western edge of the site is within
		Flood Zones 2 and 3.
	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Development would create minor
		opportunities for new public open space -

ECONOMY	-	
Existing Communities	development on the site integrate with existing communities?	with existing communities
Integration with	activities? How well would the	No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Community Facilities	Will it encourage and enable engagement in community	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Key Local Facilities	service? Will it improve quality and range	Health Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed).
Distance: GP Service	How far is the nearest health centre or GP	A = 400 - 800m 630m ACF from centre of site to Fulbourn
Centre	from edge of defined Cambridge City Centre?	1 - 2000iii
District or Local Centre Distance: City	from the nearest District or Local centre? How far is the site	385m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village. R = >800m
Distance:	needs of Gypsies and Travellers and Travelling Showpeople? How far is the site	G = <400m
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact No effect on pitch or plot provision.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 775m ACF from centre of the site to Fulbourn Recreation Ground.
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.9km ACF from centre of the site to Fulbourn Recreation Ground.
Distance:	How far is the	The promoter has indicated that generous amounts of open space would be included in the development of the site GREEN = <1km or onsite provision

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		maniple Depittation 20101	
	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.	
			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		, <u>-</u>	
7 toocssibility	employment		1.7km ACF from centre of site to South	
	centre?			
	centre?		Cambridgeshire 011B (Fulbourn, including	
			Capital Park, Tesco & Hospitals)	
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	
Otilities	level of investment		required, constraints capable of appropriate	
			• • • • • • • • • • • • • • • • • • •	
	in key community		mitigation.	
	services and			
	infrastructure,		Major utilities Infrastructure improvements	
	including		required, but constraints can be addressed.	
	communications		The electricity, mains water, gas and	
	infrastructure and		sewerage systems will need reinforcement	
	broadband?		to increase capacity.	
Education	Is there sufficient		AMBER = School capacity not sufficient,	
Capacity	education		constraints can be appropriately mitigated	
Japaony	capacity?		sonstrainte ean se appropriately miligated	
Dictance:	How far is the		A = 400 - 800m	
Distance:			A = 400 - 600III	
Primary School	nearest primary			
	school?		520m ACF from centre of site to Fulbourn	
			Primary School.	
Distance:	How far is the		R = Greater than 3km	
Secondary	nearest secondary			
School	school?		4.7km ACF from centre of site to Bottisham	
			Village College.	
TRANSPORT				
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane	
Cycle Roules			, • •	
I	routes are		less than 1.5m width with medium volume of	

	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local
HQPT	Is there High Quality Public Transport (at edge of site)?	facilities/school. Poor quality off road path. GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 247m ACF from the centre of the site to the nearest bus stop (17 Service) 392m ACF from the centre of the site to the nearest bus stop (Citi 1).
Frequency of Public Transport		G = 20 minute frequency (4) 17 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre		R = 41 to 50 minutes (2) 17 service - 30 Minutes from Fulbourn to Newmarket Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.48km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,986m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning

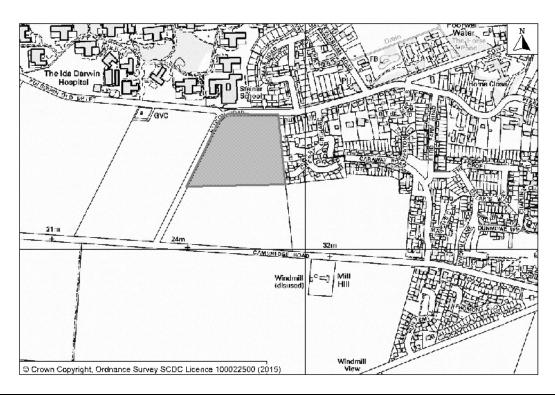
		Authority contact Rail Track before progressing this site.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC108	

Site reference number(s): SC108
Consultation Reference numbers:

Site name/address: Land south of Hinton Road, Fulbourn

Мар:



Site description: The site lies to the south and east of Hinton Road, on the south western edge of Fulbourn. Cambridge Steiner School and the Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and part of the northern boundary. Agricultural land surrounds the site to the west and south. The site comprises part of a large agricultural field. There are patches of trees along the Hinton Road frontages and some planting along the residential boundaries, although several properties overlook the site. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 109 to the west and 245 to the east.

Current use(s): Agricultural

Proposed use(s): 105 dwellings with public open space

Site size (ha): South Cambridgeshire: 3.48 ha.

Potential residential capacity: 78 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) - site is all
	versatile	Grade 2 (3.48 ha.).
	agricultural land?	ODEEN OF A SHARE HEAD
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION	Manufal da a	ODEEN Minimal and instanced
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact.
		Davalanmant unlikalu ta immaat on air
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or	acceptable. GREEN = >1,000m of an AQMA, M11, or
AQIVIA		A14
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation
	and vibration	adequate minganon
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. The South of the site is bounded by
	receptor or	the busy Cambridge Road and to the North
	generator	Fulbourn Old Drift. Traffic noise will need
	(including	assessment. However residential use is
	compatibility with	likely to be acceptable with careful noise
	neighbouring	mitigation. There are also industrial /
	uses)?	commercial type units to north at Ida Darwin
	,	but these are a low to moderate risk in
		terms of adverse noise and cooking odour
		impact as it is understood that the Ida site
		will be developed in near future.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zones 1 and 2 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will 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?		(or impacts could be imagated).
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodivoroity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magaaon
	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		domovod umodgir trio dovolopiniom process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		• • •
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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) - It would be very difficult to
			mitigate against the adverse impacts of
	<u>.1</u>		. gg

		development in this very visible location.
Townscape	Will it maintain and	RED = Significant negative impact on
Townscape	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	miligation measures possible.
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design	mitigation) - The development's scale and
	and scale of	location and would extend existing
	development?	settlements in a way that would have a very
	dovolopinont.	significant adverse effect on existing
		settlements. The site is adjoins the south
		western edge of Fulbourn and development
		would adjoin residential properties to the
		east. However, development in this location
		would reduce the separation between the
		existing built areas of Cherry Hinton and
		Fulbourn.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	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 on historic Assets
	(including	(incapable of satisfactory mitigation) – The
	conservation	site forms an important part of the setting a
	areas, listed	Grade II Listed Building and the two
	buildings,	Conservation Areas. However, with careful
	registered parks	design it may be possible to mitigate any
	and gardens and	impact on the wider historic environment
	scheduled	with a smaller scale of development.
	monuments)?	Archaeological potential will require further
		information but the assumption for a neutral
		impact is that it is likely appropriate
		mitigation can be achieved through the
CLIMATE CHA	l NCE	development process.
Renewables	Will it support the	AMBER = Standard requirements for
170116Manies	use of renewable	renewables would apply
	energy resources?	Tonomables 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	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite

	T	
	accessible open	Davidanment would are to miner
	space?	Development would create minor opportunities for new public open space as
		the promoter includes open space as part of
		the development.
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	AIVIDEN = 1-3KIII
Facilities	sports facilities?	1.6km ACF from centre of the site to
i aciiilies	sports racilities:	Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	GREEN = <400m or onsite provision
i aciiilies	for children and	345m ACF from centre of the site to land at
	teenagers?	Roberts Way, Fulbourn.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AMBER - No Impact
Travellel	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	ind effect of pitch of plot provision.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	N = >000111
Local Centre	District or Local	Over 1,000m ACF from the centre of the
Local Certife	centre?	site Fulbourn High Street -a cluster of
	Centre	services and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = >000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	, 555
	centre or GP	910m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	

	communities?	
ECONOMY	Communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
	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, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use.
		0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	 G = No loss of employment land / allocation is for employment development. Development would have no effect on employment land or premises.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site.

Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
Capacity	capacity?	concurante can be appropriately imagated.
	ospacity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,097m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	5.7km ACF from centre of site to Bottisham
School	school?	Village College.
TRANSPORT	Tan	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
HQPT	the site? Is there High	GREEN = High quality public transport
ПОРТ	Quality Public	service
	Transport (at edge	Service
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	CREEN COSTO TO TO HOM T SHIOMA DOLON
Score (SCDC)	been developed to	Total score of 16.
	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		200m ACE from the control of the cite to the
station		296m ACF from the centre of the site to the
Fraguenavest		nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport		
Public		R = 41 to 50 minutes (2)
transport		11 (0 00 1111/4(00 (2)
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.30km 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	4,722m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	

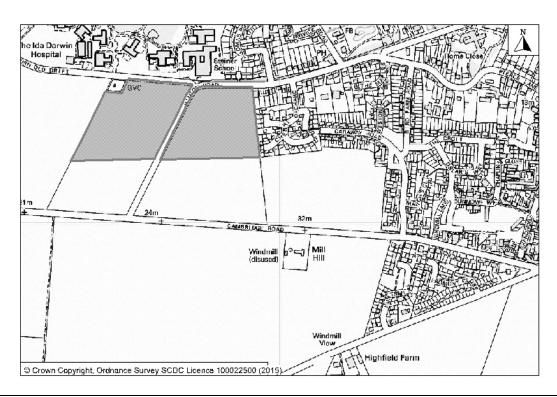
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Mino Rural Centre
0'' () 00400	

Site reference number(s): SC109 Consultation Reference numbers:

Site name/address: Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn

Мар:



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn. The Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land, part of two larger fields. There are patchy, low lying hedgerows along the road frontages to the north and south, and the Hinton Road frontages are open to the west, although there are trees along the eastern frontage. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 038 to the west and 108 to the east (also part of this site).

Current use(s): Agricultural

Proposed use(s): 220 dwellings with public open space

Site size (ha): South Cambridgeshire: 7.42 ha.

Potential residential capacity: 78 dwellings (30 dph)

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

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ated or
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r quality.
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es not
ence land
sures.
e that
control
ate any
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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?		(or impacts could be imagated).
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodivoroity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magaaon
	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		domovod umodgir trio dovolopiniom process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		• • •
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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) - It would be very difficult to
			mitigate against the adverse impacts of
	<u>.1</u>		. gg

	1	 development (for (CC) 10.00 to
		development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.
Townscape	Will it maintain and enhance the diversity and distinctiveness of	RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.
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)?	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 a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed		
HUMAN HEAL	HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.		
Distance:	How far is the		AMBER = 1-3km		
Outdoor Sport Facilities	nearest outdoor sports facilities?		1.7km ACF from centre of the site to Fulbourn Recreation Ground.		
Distance: Play	How far is the		GREEN = <400m or onsite provision		
Facilities	nearest play space for children and teenagers?		377m ACF from centre of the site to land at Roberts Way, Fulbourn.		
Gypsy &	Will it provide for		AMBER = No Impact		
Traveller	the 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?		Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village.		
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m		
Distance: GP	How far is the		R = >800m		
Service	nearest health centre or GP service?		1,009m ACF from centre of site to Fulbourn Health Centre.		
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.		

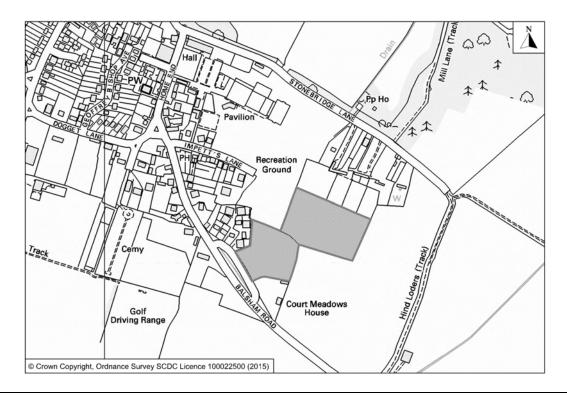
		A1 7 100 1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with 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,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
		on other centres.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
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?	- 1 - 2 / · · · · · · · · · · · · · · · · · ·
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,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
	Divadualiu:	to morease capacity.

	T	 · · · · · · · · · · · · · · · · · · ·
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school
		places.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,197m ACF from centre of site to Fulbourn Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.8km ACF from centre of site to Bottisham
TDANSDORT		Village College.
TRANSPORT	M/le et true e et errel e	ANADED Madisus suchts off road wath
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to	
	the site?	
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Todi ontona bolow.	GG = Within 400m (6)
stop / rail		(6)
station		209m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		D 444 50 1 1 (2)
Public		R = 41 to 50 minutes (2)
transport		FO Minutes from Full ours to Combailer
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		0 - JKIII (0 10KIII (4)
Centre		6.21km ACF from the centre of the site to
556		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	4,623m ACF from centre of the site to
	station?	Cambridge 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.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC136		
Consultation Reference numbers:		
Site name/address: Land at Balsham Road		

Мар:



Site description: The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south.

The site is adjacent to Site 213.

Current use(s): Agricultural

Proposed use(s): 35 dwellings with public open space

Site size (ha): South Cambridgeshire: 2.76 ha.

Potential residential capacity: 62 dwellings (30 dph)

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

	vereet!!-	now of site is suggle 0
	versatile	part of site is grade 2.
Minarala	agricultural land?	CDEEN Cita is not within an allegated an
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
		Minerals and Waste LDF but development
		would not have a negative impact
POLLUTION	ı	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	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	Tan innigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4000.
	generator	
	(including	
	•	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	la thara passible	GREEN = Site not within or adjacent to an
Contamination	Is there possible contamination on	
		area with a history of contamination
	the site?	Development not on lond likely to be
		Development not on land likely to be
107	AAPH '	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 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
	acoignated for	or room aron will be developed as

	noturo		groonanaa Na ar nagligible igan asta
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		G .
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Greatest impact likely to arise through the
	Plan targets, and		loss of open grassland which may be of
	maintain		value as foraging habitat for bats and
	connectivity		badgers. Fulbourn Nature Reserve is
	1		
	between green		relatively nearby.
TDO	infrastructure)?		ANADED And adverse important or masterated
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are several protected trees within a
	Preservation Order		field adjoining the site. The TPO area
	(TPO)?		follows the hedgerow of the northwest
			corner of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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) - the site is prominently located
			on the eastern edge of the village and is
			part of the rural landscape setting of
			Fulbourn.
Townscano	Will it maintain and		AMBER = negative impact on townscape
Townscape			
	enhance the		character, incapable of mitigation.

	l 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) - incompatible with linear street pattern characteristic of Fulbourn.
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		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant Negative Impact on historic Assets (incapable of satisfactory mitigation)
	areas, listed buildings, registered parks and gardens and scheduled monuments)?		- major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
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.
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 0.2km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m 325m ACF from centre of the site to Fulbourn Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact

Trovallar	the	
Traveller	the accommodation	No offect on pitch or plat provision
		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	K = >000iii
Local Centre	District or Local	846m ACF from the centre of the site
Loodi Contro	centre?	Fulbourn High Street - a cluster of services
	Ooritio.	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	916m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used for improving existing
	post offices, pubs etc?)	facilities of neighbouring recreation ground.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	P = 0 = 10 1
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site, well removed from the existing
		built-up area of the village.
ECONOMY	Dana Standar	AMPED Metallible and the 11 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	L de velopinient in	

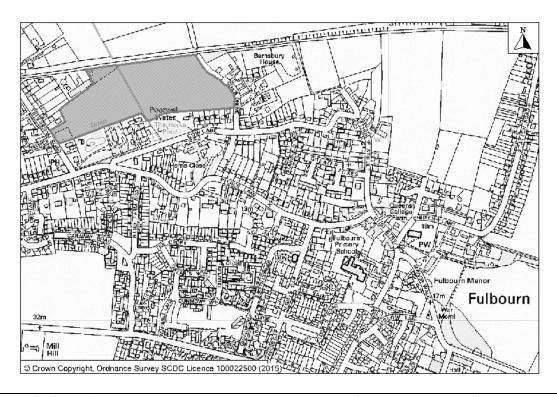
	deprived wards of		<u> </u>	
	Cambridge?			
Shopping	Will it protect the		GREEN = No effect or would support the	
Chopping	shopping		vitality and viability of existing centres.	
	hierarchy,		The reading of one rig control.	
	supporting the		Development would have no effect on	
	vitality and viability		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		2.3km ACF from centre of site to South	
	centre?		Cambridgeshire 011B (Fulbourn, including	
			Capital Park, Tesco & Hospitals)	
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	
			WWTW is operating close to capacity and	
			the sewerage network is at capacity and	
	la thana auttiaiant		both will require 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	
Distance:	How far is the		A =400 - 800m	
Primary	nearest primary		A -700 - 000111	
School	school?		790m ACF from centre of site to Fulbourn	
2011001	3311001.		Primary School.	
Distance:	How far is the		R = Greater than 3km	
Secondary	nearest secondary		. C. Gator triair out	
School	school?		5.7km ACF from centre of site to Bottisham	
	30		Village College.	
TRANSPORT				
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane	
,	routes are		less than 1.5m width with medium volume of	
	accessible near to		traffic. Having to cross a busy junction with	
	the site?		high cycle accident rate to access local	
			facilities/school. Poor quality off road path.	
	L		our quality of roug putili	

LIODT	I	DED 0 : 1 / //
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
000.0 (0020)	consider access to	10001001111
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		290m ACF from the centre of the site to the
		nearest bus stop (16 Service).
		. ` `
		696m ACF from the centre of the site to the
		nearest bus stop (Citi 1).
Frequency of		RR = Less than hourly service (0)
Public		
Transport		16 service - less than hourly service.
Παποροπ		To service - less than hourly service.
		Citi 4 20 Minute Comice
D. L.C.		Citi 1 - 20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		16 service - 30 Minutes from Fulbourn to
City Centre		Haverhill
		Citi 1 - 50 Minutes from Fulbourn to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		(,
Centre		8.03km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	R = >800m
		N = 2000III
Railway	from an existing or	6 400m ACE from control of the city to
Station	proposed train	6,422m ACF from centre of the site to
	station?	Cambridge 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	
	transport, walking	
1	or cycling facilities?	
		1

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC162			
Consultation Reference numbers:			

Site name/address: Land between Teversham Road and Cow Lane, Fulbourn

Map:



Site description: The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the west are commercial uses and to the south and east residential.

The site comprises of two enclosed fields.

Current use(s): Grazing

Proposed use(s): 180-240 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.14 ha.

Potential residential capacity: 92 dwellings (30 dph)

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

	versatile agricultural land?		most versatile agricultural land (Grades 1 and 2). Northern third of site is Grade 2
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
Millerais	sterilisation of		safeguarded area.
	economic mineral		Salegualueu alea.
	reserves?		
POLLUTION	10301703:		<u> </u>
Air Quality	Would the		GREEN = Minimal, no impact, reduced
7 th Quality	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
/ (QIVI) (near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		RED = Significant adverse impacts
ı	Odour, light noise		incapable of appropriate mitigation
	and vibration		and the second s
	problems if the site		Will create significant negative impacts to,
	is developed, as a		or as a result of, the development,
	receptor or		incapable of adequate mitigation.
	generator		Environmental Health object to the site due
	(including		to noise and odour constraints. Industrial
	compatibility with		uses adjoining site create both noise and
	neighbouring		odour problems. Also the site is adjacent to
	uses)?		an operational railway line.
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. Site is adjacent to current
			industrial / commercial use and railway line
			and may need investigation. This can be
			dealt with by condition.
Water	Will it protect and		AMBER = Development has potential to
	where possible		affect water quality, with minor negative
	enhance the quality		impacts incapable of mitigation.
	of the water		
	environment?		Development has potential to affect water
			quality, with minor negative impacts
			incapable of mitigation The site within
			Groundwater Source Protection Zone 1
			which does not rule out development but
			may influence land use or require pollution
			control measures. There is a high water
			table in the general area which promoter
			does not consider would prevent residential
			development. Environment Agency consider site should not be allocated unless risk of
BIODIVERSITY	<u> </u>		flooding can be mitigated.
Designated Will it conserve GREEN = Does not contain, is not adjacent			
	I WILL IT CONSEIVE		I CREEN = DOES NOT CONTAIN. IS NOT AGIACENT

Citoo	nucto ato di anno si an		to ar lead area will be developed as
Sites	protected species		to, or local area will be developed as
	and protect sites		greenspace. No or negligible impacts.
	designated for		No impact on protected sites and species
	nature		(or impacts could be mitigated).
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Greatest impact likely to arise through a
	Plan targets, and		combination of habitat loss, change and
	maintain		disturbance. This site has range of habitats
	connectivity		currently associated with it and
	between green		development would need to be carefully laid
	infrastructure)?		out to protect and enhance.
TPO	Are there trees on		AMBER = Any adverse impact on protected
110	site or immediately		trees capable of appropriate mitigation
	adjacent protected		trees capable of appropriate mitigation
	by a Tree		Area Tree Protection Order north of
	Preservation Order		Poorwell Water covers the south east
	(TPO)?		section of the site. Area TPO in the grounds
	(110):		of the pumping station adjoins to the south
Croon	Mill it important		West.
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		Navitual language (socialization for a
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate

	T		I de afone and original control of the		
			design and mitigation measures would be		
T	Mill it as sints in sond		achieved through the development process.		
Townscape	Will it maintain and		AMBER = negative impact on townscape		
	enhance the		character, incapable of mitigation.		
	diversity and		Min on No mative Japane at Adams language		
	distinctiveness of		Minor Negative Impact (development		
	townscape		conflicts with townscape character, minor		
	character, including		negative impacts incapable of mitigation) -		
	through		incompatible with linear street pattern characteristic of Fulbourn.		
	appropriate design and scale of		characteristic of Fulbourn.		
Green Belt	development? What effect would		CDEEN. No impact or Minor positive		
Green beit			GREEN = No impact or Minor positive		
	the development of this site have on		impact on Green Belt purposes		
	Green Belt		The site is not in the Green Belt – it is white		
			land. It is adjacent to Green Belt.		
Heritage	purposes? Will it protect or		RED = Site contains, is adjacent to, or		
Пептаде	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		magadon.		
	(including		Significant Negative Impact on historic		
	conservation		Assets (incapable of satisfactory mitigation)		
	areas, listed		- Major adverse effect on setting of		
	buildings,		Conservation Area as loss of significant		
	registered parks		green space as backdrop and approach to		
	and gardens and		Conservation Area. Archaeological potential		
	scheduled		will require further information but it is likely		
	monuments)?		appropriate mitigation can be achieved		
	,		through the development process.		
CLIMATE CHAI	NGE				
Renewables	Will it support the		AMBER = Standard requirements for		
	use of renewable		renewables would apply.		
	energy resources?				
Flood Risk	Is site at flood risk?		RED = Flood Zone 3 / high risk		
			High groundwater level so although site is		
			not in high flood zone it has had localised		
			flooding. Detailed report submitted by		
			promoter.		
	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				
D: 4	space?		AMPED 4 OL		
Distance:	How far is the		AMBER = 1-3km		
Outdoor Sport	nearest outdoor		4.41. 4057		
Facilities	sports facilities?		1.4km ACF from centre of the site to		
Dieterre	Ham factor to		Fulbourn Recreation Ground.		
Distance: Play	How far is the		AMBER = 400 - 800m		
Facilities	nearest play space				

	for abildren and		AAAm ACC from control of the cite to lond at		
	for children and		441m ACF from centre of the site to land at		
	teenagers?		Roberts Way, Fulbourn.		
0 0	AACH 'C ' L C		AMPED ALL		
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		A = 400 - 800m		
District or	from the nearest				
Local Centre	District or Local		748m ACF from the centre of the site		
	centre?		Fulbourn 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		A = 400 - 800m		
Service	nearest health		7 = 400 000m		
0011100	centre or GP		614m ACF from centre of site to Fulbourn		
	service?		Health Centre.		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
racilliles			Satisfactory miligation proposed).		
	of key local		No facilities lost, and no new facilities		
	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?)		005511 0 1 1 1 1		
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		
(232.13.90)	and employment		Cambridge according to the Index of		
	deprivation		Multiple Deprivation 2010.		
	particularly in		maniple Depitration 2010.		
	Abbey Ward and				
	Kings Hedges?				
	•				
	Would allocation				

	16.5	<u> </u>
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN No effect or would compare the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping hierarchy,	vitality and viability of existing centres.
		Development would have no offect on
	supporting the vitality and viability	Development would have no effect on vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	Willott Include Tetall, Offices, of foldate acce.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
7.00000.0	employment	employment or is for another non-residential
	centre?	use.
		0.9km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
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	Major utilities Infrastructure improvements
	infrastructure,	Major utilities Infrastructure improvements
	including communications	required, but constraints can be addressed. The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	constraints can be appropriately finitigated
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	750m ACF from centre of site to Fulbourn
		Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	5.1km ACF from centre of site to Bottisham
		Village College.
TRANSPORT	1	
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

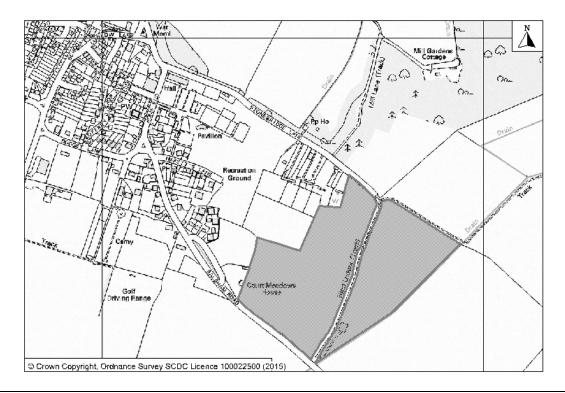
		facilities/school. Poor quality off road path.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Dietones: hus	four criteria below.	CC - Within 400m (6)
Distance: bus stop / rail		GG = Within 400m (6)
station		278m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		()
Transport		
Public		R = 41 to 50 minutes (2)
transport		
journey time to		50 Minutes from Fulbourn to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.68km ACF from the centre of the site to
Distance		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	5,165m ACF from centre of the site to
Station	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7.00033	access to the	identified that cannot be fully mitigated.
	highway network,	indication that carmot be rany finingated.
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	'
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC213	

Consultation Reference numbers:

Site name/address: Land at Court Meadows House, Balsham Road

Мар:



Site description: The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. There is residential to the north west along Stonebridge Lane and an individual house adjoining Balsham Road to the west of the site. There is open countryside adjoining all other boundaries

The site comprises of two fields divided by a track (Hind Loder) that links Balsham Road to Stonebridge Lane. There is an agricultural building in the south eastern corner of the site. The site is adjacent to Site 136.

Current use(s): Arable

Proposed use(s): 250 dwellings with community facilities, public open space and a limited amount of retail (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 13.84 ha.

Potential residential capacity: 166 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	AWBER = Willion 1000 of grade 1 and 2 land
Lana	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	Site but all Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact.
	sites result in an	impact.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
		' '
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Ollution	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	uses.
	generator	
	_	
	(including compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a mistory of 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 site within Groundwater Source
	GHVIIOHHIGHL!	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
DIODIVED CITY	<u> </u> '	impact on groundwater,
BIODIVERSITY Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Designated Sites		to designated for nature conservation or
UILEO	protected species	I to designated for flature conservation of

	and protect sites		recognised as containing protected angelies
	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		mugation
	native species, and		Accumptions for a poutral impact are that
	•		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		Greatest impact likely to arise through the
	Plan targets, and		loss of open grassland which may be of
	maintain		value as foraging habitat for bats and
	connectivity		badgers. Fulbourn Nature Reserve is
	between green		relatively nearby.
	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		For the full length of Hind Loders (track)
	Preservation Order		there are protected trees.
	(TPO)?		and protected areast
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
iiiiasiiuciuie	and green spaces,		of appropriate mitigation
	•		or appropriate miligation
	through delivery of		Newton Linear and Annie Company to the advance of the ad-
	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, T	OWNSCAPE 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) - the site is prominently located
			on the eastern edge of the village and is
			part of the rural landscape setting of
Townscape	Will it maintain and		

	T			
	enhance the diversity and		character, incapable of mitigation.	
	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.	
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		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) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.	
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. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is	
			standard requirements for open space would apply.	
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision	

- w.	1	0.41 4054
Facilities	sports facilities?	0.4km ACF from centre of the site to
D: 4 DI		Fulbourn Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	505 4054 4 44 44
	for children and	565m ACF from centre of the site to
	teenagers?	Fulbourn 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?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	846m ACF from the centre of the site
	centre?	Fulbourn 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: OD	Harris the	D . 000
Distance: GP	How far is the	R = >800m
Service	nearest health	4.407 AOF from control of aits to Fully avera
	centre or GP	1,167m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dollitioo	of key local	battoration y managation proposedy.
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that scale of
	and leisure (shops,	development proposed on the site would be
	post offices, pubs	able to deliver complimentary non-
	etc?)	residential uses such a community facilities,
		open space and a limited amount of retail.
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. Promoter does indicate that
		scale of development would enable delivery
		of non-residential uses such as 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
	with existing	
	communities?	Large site, well removed from the existing

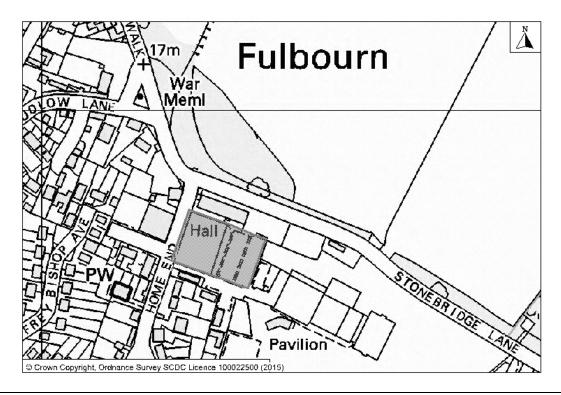
		built-up area of the village.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the 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 2.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
Education Capacity	Is there sufficient education capacity?	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 1,029m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary	How far is the nearest secondary	R = Greater than 3km

School	school?	5.7km ACF from centre of site to Bottisham Village College.
TRANSPORT		· maige e anoger
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria Total score of 12.
Distance: bus stop / rail station		G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop (16 Service).
Frequency of Public Transport Public		RR= Less than hourly service (0) 16 service - less than hourly service. G = 21 to 30 minutes (4)
transport journey time to City Centre		16 service - 30 Minutes from Fulbourn to Haverhill
Distance for cycling to City Centre		G = 5km to 10km (4) 8.29km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,678m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling

	facilities.

Site Information		
Development Sequence	Minor Rural Centre	
Site reference number(s): SC214		
Consultation Reference numbers:		
Site name/address: Land off Home End Fulbourn		

Мар:



Site description: The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut. There are offices and warehouses on land opposite the site on Home End.

The site comprises of a grass field bounded by hedge / post and rail fencing.

Current use(s): Vacant grass land

Proposed use(s): 18 dwellings

Site size (ha): South Cambridgeshire: 0.52 ha.

Potential residential capacity: 14 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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Will for allo	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	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	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	S 1
	problems if the site	Development compatible with some
	is developed, as a receptor or	neighbouring uses. Environmental Health concerned because the site will be
	generator	immediately adjacent to an existing
	(including	skateboard park, play equipment and
	compatibility with	general recreation ground and guide &
	neighbouring	scout club buildings. The site is also
	uses)?	adjacent to Townley Memorial Hall, Home
		End and a Community Facility / Building
		(Fulbourn Sports & Social club) which hold
		entertainment type events such as music
		and theatre / plays. Concern at noise
		disturbance bringing residential use closer
		to these uses. Some minor to moderate
		additional road traffic noise generation
		impact on existing residential due to
		development related car movements but dependent on location of site entrance
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a motory of 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 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.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, 7	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development of this site would

	1	
		have a significant adverse effect on the landscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village
Townscape	Will it maintain and enhance the diversity and	AMBER = negative impact on townscape character, incapable of mitigation.
	distinctiveness of townscape character, including through appropriate design and scale of	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
Green Belt	development? 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	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) - major effect on settings of listed buildings in Home End. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
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	ODEEN
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport	How far is the nearest outdoor	GREEN = <1km or onsite provision
Facilities	sports facilities?	0.2km ACF from centre of the site to

		Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	ONLEW = 4400H of offsite provision
1 dointies	for children and	80m ACF from centre of the site to Fulbourn
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER - No Impact
Traveller	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	The ender on phon or plot providen.
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	444m ACF from the centre of the site
	centre?	Fulbourn 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	A = 400 - 800m
Service	nearest health	
	centre or GP	542m ACF from centre of site to Fulbourn
	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	
Community	etc?) Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 aciiiles	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	posible.
	aouvinoo i	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?	Site poorly related to the existing built-up
		area of the village.
ECONOMY	1 -	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J9	shopping	vitality and viability of existing centres.
	hierarchy,	Thanky and thabinly or oxioting control
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Cross levine and	How far is the	AMBER = 1-3km
Employment -	nearest main	AIVIDER = I-3KIII
Accessibility		Olana ACE from control of cita to Courth
	employment	2km ACF from centre of site to South
	centre?	Cambridgeshire 011B (Fulbourn, including
	1,4, ,,	Capital Park, Tesco & Hospitals)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	GG = Development would significantly
	or deliver new	enhance employment opportunities.
	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
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity		constraints can be appropriately mitigated
Japaony	Leducation	
	education capacity?	garda appropriatory minigated
	education capacity?	
		School capacity not sufficient, but
		School capacity not sufficient, but significant issues can be adequately
Distance:	capacity?	School capacity not sufficient, but significant issues can be adequately addressed
Distance:	capacity? How far is the	School capacity not sufficient, but significant issues can be adequately
Primary	capacity? How far is the nearest primary	School capacity not sufficient, but significant issues can be adequately addressed G = <400m
	capacity? How far is the	School capacity not sufficient, but significant issues can be adequately addressed G = <400m 393m ACF from centre of site to Fulbourn
Primary School	How far is the nearest primary school?	School capacity not sufficient, but significant issues can be adequately addressed G = <400m 393m ACF from centre of site to Fulbourn Primary School.
Primary School Distance:	How far is the nearest primary school? How far is the	School capacity not sufficient, but significant issues can be adequately addressed G = <400m 393m ACF from centre of site to Fulbourn
Primary School Distance: Secondary	How far is the nearest primary school? How far is the nearest secondary	School capacity not sufficient, but significant issues can be adequately addressed G = <400m 393m ACF from centre of site to Fulbourn Primary School. R = Greater than 3km
Primary School Distance:	How far is the nearest primary school? How far is the	School capacity not sufficient, but significant issues can be adequately addressed G = <400m 393m ACF from centre of site to Fulbourn Primary School.

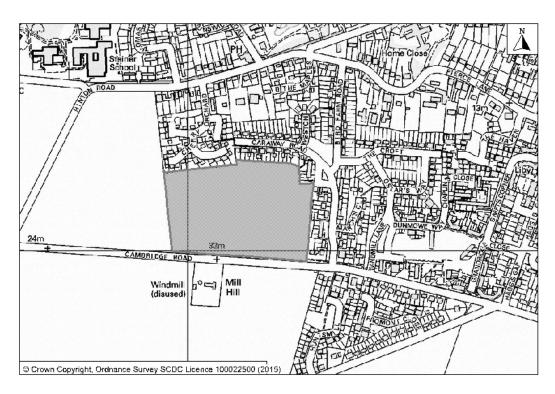
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
00010 (0020)	consider access to	Total 30010 of 14.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		402m ACF from the centre of the site to the
		nearest bus stop (Citi 1).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Citi 1 - 20 Minute Service.
Public		A = 41 to 50 minutes (2)
		A = 41 to 50 minutes (2)
transport		Citi 4 FO Minutes from Fully sums to
journey time to		Citi 1 - 50 Minutes from Fulbourn to
City Centre		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.72km 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	6,141m ACF from centre of the site to
	station?	Cambridge Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
7100033	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	I Dalaman Andra di
	available capacity?	Highway Authority state no access to public
		road.
		UPDATE: Score changed from Green to
		Red to reflect that access cannot be
		achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
. dominoo	safer for public	
	-	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC245	

Consultation Reference numbers:

Site name/address: Bird Farm Field, Cambridge Road, Fulbourn

Мар:



Site description: The site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn. The site adjoins residential development to the north and east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land. There are high hedgerows along the road frontage to the south and separating the adjoining field to the west, but the patchy hedgerows along the residential boundaries. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 108 to the west and 037 to the south.

Current use(s): Agricultural

Proposed use(s): Approximately 150 dwellings

Site size (ha): South Cambridgeshire: 5.67 ha.

Potential residential capacity: 85 dwellings (30 dph)

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

Α ' 14 1	T. A.C	AMPED ME L. C. L.A. LOLL
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - site is all Grade 2 (5.67 ha.).
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise 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. The whole site is within Groundwater Source Protection Zone 1 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
Designated Sites	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

			1 1 201 1 1 1
	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
Diodivorsity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation, enhance		mitigation
			Assumentions for a noutral insert of one that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
''	site or immediately		any protected trees
	adjacent protected		any proteoted trees
	by a Tree		
	Preservation Order		
	(TPO)?		AMPED N. 1. W. 1. W.
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	UI TURAI HI	
Landscape	Will it maintain and	OLI ONAL III	RED = Significant negative impact on
Lanuscape	enhance the		
			landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		0. 16
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - It would be very difficult to
			mitigate against the adverse impacts of
			development in this very visible location.
			The site is adjoins the south western edge
			of Fulbourn and development would adjoin
			residential properties to the north and east.

		The land is higher than the adjoining
		residential properties, which would make it
		would be difficult to integrate development
Tourness	Mill it manifestation and	into the built form.
Townscape	Will it maintain and	RED = Significant negative impact on
	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Circuiti a ant Na anti-va langa at /Davialana ant
	townscape	Significant Negative Impact (Development
	character, including	conflicts with townscape character, with
	through	significant negative impacts incapable of
	appropriate design and scale of	mitigation) - The development's scale and location and would extend existing
	development?	settlements in a way that would have a very
	development:	significant adverse effect on existing
		settlements. The site is adjoins the south
		western edge of Fulbourn and development
		of the land to the east of Hinton Road site
		would adjoin residential properties to the
		east. However, development in this location
		would reduce the separation between the
		existing built areas of Cherry Hinton and
		Fulbourn.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	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 on historic Assets
	(including	(incapable of satisfactory mitigation) – The
	conservation	site forms an important part of the setting a
	areas, listed	Grade II Listed Building and the wider
	buildings, registered parks	setting of two Conservation Areas. However, with careful design it may be
	and gardens and	possible to mitigate any impact on the wider
	scheduled	historic environment with a smaller scale of
	monuments)?	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	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 Zono 4 and no duning as issues that
		Flood Zone 1 and no drainage issues that
	1	cannot be appropriately addressed

	H AND WELL BEING	i	
Open Space	Will it increase the quantity and quality		GREEN = Assumes minimum on-site provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Davidan manutus aldamata ma'zan
	space?		Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.3km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space for children and teenagers?		551m ACF from centre of the site to Land at Roberts Way, Fulbourn.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		No effect on pitch or plot provision.
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		K = >000111
Local Centre	District or Local		898m ACF from the centre of the site
	centre?		Fulbourn 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		A = 400 - 800m
Service	nearest health		
	centre or GP		623m ACF from centre of site to Fulbourn
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community activities?		possible.
	ผบแบแบอ :		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	J J
	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	
l	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,	assumption is that the local centre proposed
	town, district and	will only be of a suitable scale to serve
	local centres?	needs of new residents and will not impact
	Harri famila da a	on other centres.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	1.0km ACF from centre of site to South
	employment centre?	
	Centre?	Cambridgeshire 011B (Fulbourn, including
Employment	Would	Capital Park, Tesco & Hospitals) G = No loss of employment land / allocation
Employment -		is for employment development
Land	development result in the loss of	is for employment development
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	cinployment land of premises.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otimico	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	Things a control of the control of t
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
. ,	capacity?	11 1 7
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary and primary school

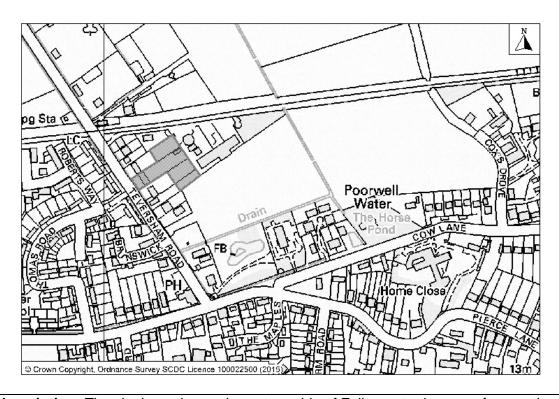
Distance: How far is the nearest primary school school school school school school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: Secondary school school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (audity Public Transport (and eveloped to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Distance: or cycling to City Centre Distance for cycling to City Centre Distance: Distance: Control or proposed train station? Distance: Control or proposed train station or proposed train station? Distance: Centre Centre Distance: More far is the site from an existing or proposed train station? Access Will it provide safe access to the highway network, where there is available capacity?		1	nla a a
Primary School school? School? S11m ACF from centre of site to Fulboum Primary School. Distance: How far is the nearest secondary school? S25condary S25c	D: (places.
School Sc			R = 800 m
Distance: Secondary School Secondary Sch	•		
Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public Transport Frequency of Public Transport Distance: bus station Frequency of Public Transport Distance: Distance for cycling to City Centre Distance: Distance: Transport Distance: Dustance: Transport Distance: Dustance: Transport Distance: Dustance: Transport Distance: Dustance: Dustance for cycling to City Centre Distance: Distance: Distance: Transport Distance: Distance: Transport Distance: Transport Distance: Distance: How far is the site from an existing or proposed train station? Access Will it provide safe access to the highway network, where there is available capacity? Will it make the R = Greater than 3km 5.7km ACF from centre of site to Bottisham Village College. AMBER = Medium quality off-road path. AMBER = Medium quality off-road path. AMBER = Medium quality off-road path. Distance: Distance: Ambien quality off-road path. GREEN = Score 15-19 from 4 criteria below Total score of 16. Total s	School	school?	
Secondary School school? School School? School! School? School? School? School? School? School? School! School? School. School			
School school? Standard Stan		How far is the	R = Greater than 3km
TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport (at edge of site)? GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Score 15-19 from 4 criteria below Total score of 16. GREEN = Station Total score of 16. GREEN = Station for the site to the nearest bus stop. GREEN = Station for the site to the nearest bus stop. GREEN = Significant improvements to	Secondary	nearest secondary	
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where there is available capacity? Non-Car Will it make the GREEN = Significant improvements to		highway network,	, ,
Non-Car Will it make the GREEN = Significant improvements to			
Non-Car Will it make the GREEN = Significant improvements to		available capacity?	
·	Non-Car		GREEN = Significant improvements to
	Facilities	transport network	

actor for public	The Highway Authority will require now
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 a significant
	improvement to public transport, walking or
	cycling facilities.

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC335	
Consultation Reference numbers:	

Site name/address: Land to the rear of 12-18 Teversham Road

Мар:



Site description: The site is on the north western side of Fulbourn to the rear of properties on the north side of Teversham Road within the village. There is a drainage ditch alongside the northern edge of the road. The site comprises of the rear gardens of these properties and the frontage of 16 with the road. There is a residential property to the north and the railway line beyond with open countryside. To the north east of the site is Breckenwood Road Industrial Estate. To the south east the site adjoins an open area of grassland.

Current use(s): Predominately greenfield site apart from site of 16 Teversham Rd – a bungalow now demolished.

Proposed use(s): Housing - The site could potentially be occupied by a combination of bungalows, 1.5 storey and 2 storey dwellings.

Site size (ha): South Cambridgeshire: 0.39ha

Potential residential capacity: 9 dwellings (30 dph)

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

	The action of the action	Development weight and attack to
	best and most	Development would not affect best and
	versatile	most versatile agricultural land (Grades 1
	agricultural land?	and 2). Very small part of the site 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	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	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	Further investigation and mitigation will be
	(including	required to address the physical
	compatibility with	considerations, including possible noise and
	neighbouring	odour.
	uses)?	ododi.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	ti io sito:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		Site is adjacent to current industrial /
		commercial use and railway line. Potential
		for minor benefits through remediation of
		minor contamination.
\\/_t	M/III it must set seed	
Water	Will it protect and	AMBER = Development has potential to
	where possible	affect water quality, with minor negative
	enhance the quality	impacts incapable of mitigation.
	of the water	
	environment?	Development has potential to affect water
		quality, with minor negative impacts
		incapable of mitigation. The site within
		Groundwater Source Protection Zone 1
		which does not rule out development but
		may influence land use or require pollution
		control measures. There is a high water
		table in the general area.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
		g

	T		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Diodiyoroity	Would		AMPER - Dovelopment would have a
Biodiversity			AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	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		<u> </u>
	Plan targets, and		
	maintain		
	connectivity		
	,		
	between green		
TDO	infrastructure)?		ODEEN ON L
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		or appropriate manganem
	and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green infrastructure?		
	illiastructure?		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?		No impact (generally compatible, or capable
	3.10.0001		of being made compatible with local
			landscape character)
Townsoons	Will it maintain and		
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	GREEN = No impact or Minor positive
3.0011 5011	the development of	impact on Green Belt purposes
	this site have on	Impact on Green Belt purposes
	Green Belt	
I lo vito a o	purposes?	CDEEN. Cita doos not contain or adiain
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		
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable	•
		renewables would apply.
Florad Diale	energy resources?	AMPED Florid Zono O / monditions with
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk
		High groundwater level so although site is
		not in high flood zone it has had localised
		flooding.
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.6km ACF from centre of the site to
	Sporto radiitido.	Fulbourn Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities		ONLER - STOOM OF ORIGINE PROVISION
raciiilles	nearest play space	105m ACC from control of the city to long to
	for children and	195m ACF from centre of the site to land at
	teenagers?	Roberts Way, Fulbourn
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	
		•

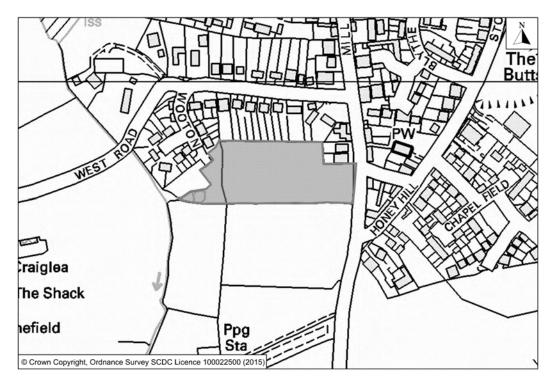
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	N = 2000III
Local Centre	District or Local	970m ACF to Fulbourn High Street
Local Certife	centre?	970111 ACI TOT dibodili Flight Street
Distance: City	How far is the site	R = >800m
Centre	from edge of	IV = >000III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 000m
Service	centre or GP	794m ACF from centre of site to Fulbourn
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 aciiiles	of key local	Satisfactory miligation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	position
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	·
	communities?	
ECONOMY		
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 leigure upon
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
-	employment	employment or is for another non-residential
	centre?	use.
		0.7km ACF from centre of site to South
		Cambridgeshire 011B (Fulbourn, including
		Capital Park, Tesco & Hospitals)
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	
Utilities	employment land?	AMPED - Cignificant unarades likely to be
Otilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be
	in key community	required, constraints capable of appropriate mitigation.
	services and	minganon.
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	,
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	050 4054
School	school?	953m ACF from centre of site to Fulbourn
Distance	Harris de a	Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary School	nearest secondary school?	5.3km ACF from centre of site to Bottisham
301001	SCHOOLS	Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0.0 . 100100	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score 15 / 12
	consider access to	
	and quality of	
	public transport,	

	1 1: 0	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6) / A = Within 800m (3)
stop / rail		
station		223m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Teversham Road) FROM
		CAMBRIDGE.
		755m ACF from the centre of the site to the
		nearest bus stop with Citi 1 service
		(Fulbourn, Windmill Lane) TO
		CAMBRIDGE.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Citi 1 - 30 Minute Service
Public		R = 41 to 50 minutes (2)
transport		
journey time to		47 Minutes from to Cambridge (Fulbourn,
City Centre		Windmill Lane to Cambridge, St Andrews
		Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.44km ACF to Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.004 m. A.O.E. from
Station	proposed train	4,921m ACF from centre of the site to
A 22222	station?	Cambridge Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated.
	highway network,	No conscitu constraints identifiedf-
	where there is	No capacity constraints identified, safe
Non Cor	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Minor Rural Centre		
Site reference number(s): SC093			
Consultation Reference numbers: 34 (I&O 2012)			

Site name/address: Land at Mill Road, Gamlingay **Map:**



Site description: A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.

Current use(s): Agriculture

Proposed use(s): Residential development with public open space

Site size (ha): South Cambridgeshire: 1.18 ha.

Potential residential capacity: 24 dwellings (30 dph)

LAND	LAND				
PDL	Would development make use of previously developed land?		RED = Not on PDL		
Agricultural Land	Would development lead to the loss of the best and most 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 economic mineral	safeguarded area.
	reserves?	
POLLUTION	Teserves:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
Contomination	uses)?	CDEEN Cite not within or adjacent to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an
	the site?	area with a history of contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	magaaon
	of the water	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	
Diodinarait:	sites)	AMPED Dovoloomont would be a c
Biodiversity	Would	AMBER = Development would have a
	development reduce habitat	negative impact on existing features or network links but capable of appropriate
	fragmentation,	mitigation.
	Tiragini e ntation,	muyauun.

	T		
	enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE. 1	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or 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 not have a material effect upon the landscape setting of Gamlingay. The landscape setting to the south would remain essentially unchanged and it would not detract from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements). Development of this site would not detract from the landscape and townscape value of

		[4] 11 (15 H) (() () () ()
	appropriate design	the Listed Building at 61 Mill Street aka 6
	and scale of	Honey Hill which looks to the south down
	development?	Mill Lane. 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	GREEN = No impact or Minor positive
Orcen Beit	the development of	impact on Green Belt purposes
	this site have on	impact on Green Belt purposes
	Green Belt	
1.1	purposes?	AMPED O'the and also a discount to an
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	Neutral impact (existing features retained,
	(including	or appropriate mitigation possible).
	conservation	Archaeological potential will require further
	areas, listed	information but the assumption for a neutral
	buildings,	impact is that it is likely appropriate
	registered parks	mitigation can be achieved through the
	and gardens and	development process. A number of Grade II
	scheduled	Listed Buildings lie opposite on the eastern
	monuments)?	side of Mill Street. Adverse effects on
	monaments):	settings of LBs along Mill Street and Honey
		Hill.
CLIMATE CHAI	NGE	1 1111.
Renewables	Will it support the	AMBER = Standard requirements for
1/ellewables	use of renewable	•
		renewables would apply.
Flori Dist	energy resources?	ODEEN Flood Zono 4 / Joseph
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	<u> _, , _, , , , , , , , , , , , , , , , </u>
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
	'	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ORLEIN - STRITT OF OFFICE PROVISION
Facilities	sports facilities?	0.4km ACF from centre of the site to The
i aciiilicə	sports radiilles!	
Dietense: Die:	How for is the	Butts Recreation Ground, Gamlingay.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	314m ACF from centre of the site to The
_	teenagers?	Butts Recreation Ground, Gamlingay.
Gypsy &	Will it provide for	AMBER = No Impact

Traveller	tho				
Travellel	the accommodation		No effect on pitch or plot provision.		
			ind effect of pitter of plot provision.		
	needs of Gypsies				
	and Travellers and				
	Travelling				
Distance:	Showpeople? How far is the site		A 400 000m		
Distance. District or	from the nearest		A = 400 - 800m		
Local Centre	District or Local		439m ACF from the centre of the site to a		
Local Certife	centre?		cross road location which illustrates a main		
	Centre:		cluster of services and facilities within the		
			village.		
Distance: City	How far is the site		R =>800m		
Centre	from edge of		K =>600III		
Centre	defined Cambridge				
	City Centre?				
Distance: GP	How far is the		G = <400m		
Service	nearest health		<u> </u>		
30.1.00	centre or GP		242m ACF from centre of site to Medical		
	service?		Centre, Gamlingay.		
Key Local	Will it improve		AMBER = No impact on facilities (or		
Facilities	quality and range		satisfactory mitigation proposed).		
1 dominos	of key local		battoractory management proposedy.		
	services and		No facilities lost, and no new facilities		
	facilities including		proposed directly as a result of the		
	health, education		development.		
	and leisure (shops,		do voiopinoni.		
	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?		i e		
			No facilities lost, and no new facilities		
			proposed directly as a result of the		
			development.		
Integration	How well would the		AMBER = Adequate scope for integration		
with Existing	development on		with existing communities		
Communities	the site integrate				
	with existing				
	communities?				
ECONOMY					
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%		
(Cambridge)	pockets of income		most deprived Super Output Areas within		
	and employment		Cambridge according to the Index of		
	deprivation		Multiple Deprivation 2010.		
	particularly in				
	Abbey Ward and				
	Kings Hedges?				
	Would allocation				
	result in				
	development in				
	deprived wards of				

	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres.
	hierarchy,	Vitality and viability of existing centres.
	supporting the	Development would have no effect on
		•
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	555
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	8.4km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
		Business 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
Junues	level of investment	sufficient.
		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?	
		Insufficient spare school capacity but
		potential for improvement to meet needs
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	508m ACF from centre of site to Gamlingay
		County First 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 Gamlingay
		Village College.
TRANSPORT		Timago Conogo.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Syste Routes	routes are	less than 1.5m width with medium volume of
	accessible near to	
		traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
LIODT	lo thought thek	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public

	Transport (at edge	transport (HQPT)
	of site)?	,
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 14.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		373m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		C 21 to 20 minutes (1)
Public		G = 21 to 30 minutes (4)
transport		30 Minutes from Gamlingay to St. Neots.
journey time to City Centre		30 Millutes from Garriingay to St. Neots.
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (4)
Centre		6.84km ACF from the centre of the site to
Contro		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,643m ACF from centre of the site to
	station?	Sandy 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.
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.