

and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.

Current use(s): Industrial Estate.

**Proposed use(s):** Up to 140 dwellings with employment, community facilities and public open space

Site size (ha): South Cambridgeshire: 4.09 ha.

Potential residential capacity: 92 dwellings (30 dph)

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

	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		Assumptions for a neutral impact 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
	Biodiversity Action		achieved through the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C Will it maintain and	ULIUKAL HI	
Landscape	enhance the		GREEN = No impact (generally compatible, 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,
r -	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements).

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	townscape character, including through appropriate design and scale of development?	The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Minor positive to Neutral impact on historic assets (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street.
<b>CLIMATE CHA</b>	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.8km ACF from centre of the site to The
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	Butts Recreation Ground, Gamlingay.         AMBER =4 00 - 800m         642m ACF from centre of the site to The         Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact No effect on pitch or plot provision.

	· · · ·	 1
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	
Local Centre	District or Local	284m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		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	// = +00 000m
OCIVICE	centre or GP	650m ACF from centre of site to Medical
	service?	Centre, Gamlingay.
Key Local		AMBER = No impact on facilities (or
Facilities	Will it improve quality and range	
racillues		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	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	,
	communities?	
ECONOMY	1 .	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(20	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge?	ODEEN - No offect or would everent the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.

hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to s which include retail, offices, or leisure us which include retail, offices, or leisure us source and local centres?Employment - AccessibilityHow far is the nearest main employment centre?RED = >3kmEmployment - LandWould development result in the loss of employment land,G = No loss of employment development is for employment would have no effect on	ites
Accessibility       nearest main employment centre?       8.1km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)         Employment - Land       Would development result in the loss of       G = No loss of employment land / allocat is for employment development	
employment centre?8.1km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)Employment - LandWould development result in the loss ofG = No loss of employment land / allocat is for employment development	
Land development result is for employment development in the loss of	-
employment land Development would have no effect on	ion
or deliver new employment land or premises.	
UtilitiesWill it improve the level of investment in key communityGREEN = Existing infrastructure likely to sufficient.	be
services and infrastructure, including communications infrastructure and broadband?Minor Utilities Infrastructure improvement required, but constraints can be address 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.	ed. s ne
Education       Is there sufficient       GREEN= Non-residential development / surplus school places.         Capacity?       Capacity?       GREEN= Non-residential development / surplus school places.	
Insufficient spare school capacity but potential for improvement to meet needs Adjoins Primary School. Potential exists part of the site to be used to enable any necessary expansion of the school.	
Distance:How far is theG = <400m	
Primary         nearest primary           School         school?           204m ACF from centre of site to Gamling           County First School.	ay
Distance:How far is the nearest secondary SchoolG = Within 1km (or site large enough to provide new)	
0.7km ACF from centre of site to Gamling Village College.	gay
TRANSPORT	
Cycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lar less than 1.5m width with medium volum traffic. Having to cross a busy junction w high cycle accident rate to access local facilities/school. Poor quality off road pat	e of vith

	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		218m ACF from the centre of the site to the
Station		nearest bus stop.
Fraguanavaf		
Frequency of Public		RR= Less than hourly service (0)
Transport		
Public		G = 21 to 30 minutes (4)
transport		00 Minutes from Osmilia and to Ot Neste
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.87km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,720m 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.
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Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC168	
Consultation Reference numbers:	
Site name/address: Land off Green Acres, Ga	amlingay (land west of 65 & 67 Greenacres,
Gamlingay)	
Map:	
Gamlingay	Vorks
Site description: Large arable field to the nor number of trees embedded in the hedgerows.	th west of the village, bounded by hedges with a
Current use(s): Agriculture	
Proposed use(s): Housing development for 1	20 dwellings
Site size (ha): South Cambridgeshire: 4.64 ha	I
Potential residential capacity: 104 dwellings	(30 dph)

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

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
WILLIELAIS	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	100011001	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
·	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	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	
	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).
		There is a small area of filled land just north
		of this site. Potential for minor benefits
		through remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation.
	enhance the quality	, s
	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	Will it conserve	GREEN - Does not contain is not adjacent
Designated Sites	protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or
Unoo	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	g. centepasser no or nogligible impactor
	interest, and	
	geodiversity?	
	(Including	

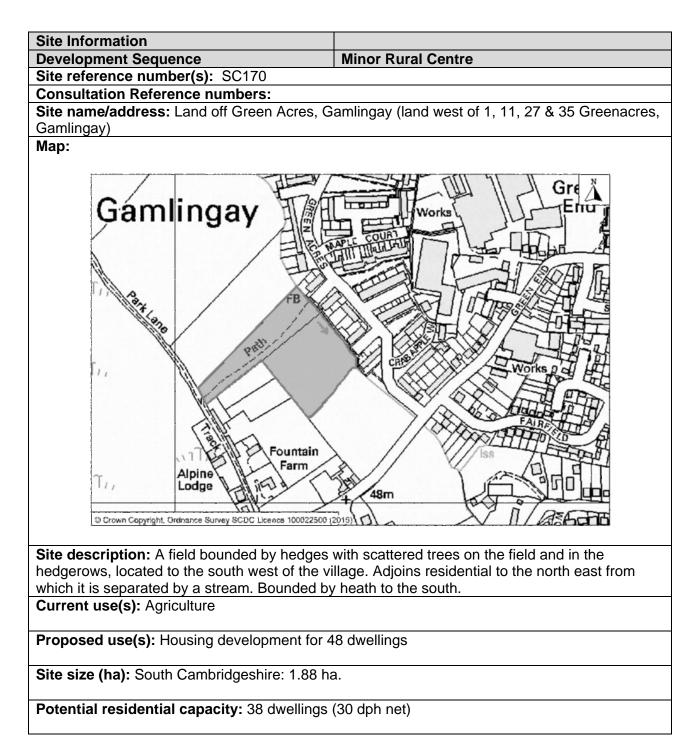
	International and		
	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		<ul> <li>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</li> <li>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.</li> </ul>
	infrastructure)?		
ТРО	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	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 infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and		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 of this site would have an adverse impact on landscape setting by reducing the transitional area of small fields, hedgerows and trees and by the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.
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)

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	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Part within CA. Major adverse effect due to loss of historic farm buildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site.
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 Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	H AND WELL BEING	; ;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.1km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 995m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact No effect on pitch or plot provision.

<b>[</b>		,
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	699m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	K =>00011
Service	centre or GP	975m ACF from centre of site to Medical
Kovlass	service?	Centre, Gamlingay.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feellittee leet, and as many for 1991
	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?	Site is poorly related to the existing built-up
		area.
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
Susphing		

Г		
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The indicator is likely to apply particularly to sites
	of Cambridge, town, district and	which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
	How far is the	RED = >3km
	nearest main	
	employment	8.4km ACF from centre of site to South
	centre?	Cambridgeshire 008A (Cambourne
	oonao.	Business Park)
Employment -	Would	G = No loss of employment land / allocation
	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
	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
	Is there sufficient	GREEN= Non-residential development /
1 2	education	surplus school places
	capacity?	here the second school serves it is here
		Insufficient spare school capacity but
Distance	How far is the	potential for improvement to meet needs.
		A = 400 - 800m
	nearest primary school?	629m ACF from centre of site to Gamlingay
001001	301001:	County First School.
Distance:	How far is the	A = 1  to  3  km
	nearest secondary	
-	school?	1.1km ACF from centre of site to Gamlingay
		Village College.
TRANSPORT		
	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	the site?	 facilities/school. Poor quality off road path.
HQPT	the site? Is there High	facilities/school. Poor quality off road path. RED = Service does not meet the

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		225m ACF from the centre of the site to the
Station		
<b>F</b> actorian contract		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.47km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,345m ACF from centre of the site to
Oldion	station?	Sandy Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
ALLESS	access to the	Negative effects capable of appropriate
		•
	highway network,	mitigation.
	where there is	Miner and the offers to income black
	available capacity?	Minor negative effects incapable of
		mitigation. Access to the site is through a
		small gap onto Greenacres and it is
		uncertain that this access link to the public
		highway is suitable to serve the number of
		units that are being proposed. Insufficient
		capacity or access constraints that cannot
		be adequately mitigated.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	No impact to public transport, walking or
	transport, walking	cycling facilities
	or cycling facilities?	
	or cycling facilities?	



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

	agricultural land?	
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral	Saleguarded area.
DOLUTION	reserves?	
POLLUTION		
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening	Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated 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

		mitigation.
ative species, and elp deliver habitat estoration (helping o 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.
Plan targets, and naintain connectivity between green		
,		
Are there trees on ite or immediately idjacent protected by a Tree Preservation Order TPO)?		GREEN = Site does not contain or adjoin any protected trees
Vill it improve access to wildlife and green spaces, arough delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
ind access to preen nfrastructure?		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.
		AMBER = negative impact on landscape
enhance the		character, incapable of mitigation.
3		Minor Negative Impact (Development
andscape		conflicts with landscape character, minor
haracter?		negative impacts incapable of mitigation).
		Development of this site would have an
		adverse impact on the landscape setting of Gamlingay by reducing the transitional area
		of small fields, hedgerows and trees and by the introduction of a promontory of built
		development into the countryside. The
		upper floors of houses would be visible
		above retained hedgerows to the detriment of the rural character of the area.
Vill it maintain and		AMBER = negative impact on townscape
enhance the		character, incapable of mitigation.
liversity and		
listinctiveness of		Minor Negative Impact (development
ownscape		conflicts with townscape character, minor
		negative impacts incapable of mitigation. Adverse effect on separation of hamlets of
-		Dennis Green and Green End.
ind scale of		
	elp deliver habitat estoration (helping o achieve liodiversity Action Plan targets, and haintain onnectivity etween green <u>frastructure)?</u> re there trees on ite or immediately djacent protected y a Tree Preservation Order <u>TPO)?</u> Vill it improve ccess to wildlife nd green spaces, nrough delivery of nd access to reen frastructure? <b>WNSCAPE AND CU</b> Vill it maintain and nhance the iversity and istinctiveness of andscape haracter? VIII it maintain and nhance the iversity and istinctiveness of andscape haracter, including nough ppropriate design	nhance         ative species, and         elp deliver habitat         estoration (helping         biodiversity Action         Plan targets, and         haintain         onnectivity         etween green         frastructure)?         re there trees on         ite or immediately         djacent protected         y a Tree         reservation Order         TPO)?         Vill it improve         ccess to wildlife         nd green spaces,         nrough delivery of         nd access to         reen         nfrastructure?

Breen 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         Ieritage       Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest       GREEN = Site does not contain or adjoi such buildings, sites or features, and the is no impact to the setting features retaine or appropriate mitigation possible).	
this site have on Green Belt purposes?       GREEN = Site does not contain or adjoi         leritage       Will it protect or enhance sites, features or areas of historical, archaeological, or       GREEN = Site does not contain or adjoi         Neutral impact (existing features retained	
Green Belt       purposes?         leritage       Will it protect or         enhance sites,       GREEN = Site does not contain or adjoi         features or areas of       such buildings, sites or features, and the         historical,       archaeological, or         Neutral impact (existing features retained)	
purposes?         leritage       Will it protect or enhance sites, features or areas of historical, archaeological, or       GREEN = Site does not contain or adjoi such buildings, sites or features, and th is no impact to the setting         Neutral impact (existing features retained	
IeritageWill it protect or enhance sites, features or areas of historical, archaeological, orGREEN = Site does not contain or adjoi such buildings, sites or features, and th is no impact to the setting Neutral impact (existing features retained)	
enhance sites, features or areas of historical, archaeological, orsuch buildings, sites or features, and th is no impact to the settingNeutral impact (existing features retained)	
features or areas of historical, archaeological, or Neutral impact (existing features retained	ere
historical, archaeological, or Neutral impact (existing features retaine	
archaeological, or Neutral impact (existing features retaine	
Cultural Interest of appropriate mitigation possible).	ג,
	<b>.</b> .
(including Archaeological potential will require furth	
conservation information but the assumption for a neu	liai
areas, listed impact is that it is likely appropriate mitigation can be achieved through the	
registered parks development process. Adverse effect or	
and gardens and setting and separation of LB 1 Dennis	
scheduled Green (GdII) and its rural backdrop.	
monuments)?	
enewables Will it support the AMBER = Standard requirements for	
use of renewable renewables would apply	
energy resources?	
lood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk	
Flood Zone 1 and no drainage issues th	at
cannot be appropriately addressed	
UMAN HEALTH AND WELL BEING	
Open SpaceWill it increase theGREEN = 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	
Distance: How far is the GREEN = <1km or onsite provision	
acilities sports facilities? 0.9km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.	;
Pistance: Play How far is the RED = >800m	
acilities nearest play space	
for children and 804m ACF from centre of the site to The	
teenagers? Butts Recreation Ground Gamlingay	
teenagers? Butts Recreation Ground, Gamlingay.	
Sypsy & Will it provide for AMBER = No Impact	
Sypsy & Will it provide for AMBER = No Impact	
Bypsy &     Will it provide for     AMBER = No Impact       iraveller     the     No effect on pitch or plot provision.	
Sypsy & Will it provide for AMBER = No Impact	
Bypsy & Will it provide for traveller the accommodation needs of Gypsies No effect on pitch or plot provision.	
Bypsy & Will it provide for traveller the accommodation needs of Gypsies and Travellers and	
Bypsy &       Will it provide for the accommodation needs of Gypsies and Travellers and Travelling       AMBER = No Impact         Model       No effect on pitch or plot provision.	
Bypsy &       Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?       AMBER = No Impact         AMBER = No Impact       No effect on pitch or plot provision.	
Bypsy &       Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?       AMBER = No Impact         Distance:       How far is the site       AMBER = No Impact	a
Bypsy &       Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?       AMBER = No Impact         Distance:       How far is the site from the nearest       No effect on pitch or plot provision.	
Bypsy &       Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?       AMBER = No Impact         Distance:       No effect on pitch or plot provision.         District or       From the nearest ocal Centre	ain

Distance Oite		D
Distance: City Centre	How far is the site	R = >800m
Centre	from edge of defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	A = 400 - 00011
Gervice	centre or GP	775m 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).
	of key local	satisfactory margation 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 communities?	Site is pearly related to the existing built up
	communities?	Site is poorly related to the existing built-up area.
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	
Change in a	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy, supporting the	Dovelopment would have no effect on
	vitality and viability	Development would have no effect on vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
· ···j		

	employment centre?	8.4km ACF from centre of site to South 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 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	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?	513m 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?	. ,
		0.9km ACF from centre of site to Gamlingay
		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)
	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	
l		

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		132m ACF from the centre of the site to the
		nearest bus stop (28 service).
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.54km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,386m 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,	No consists constraints identified acts
	where there is	No capacity constraints identified, safe
Non-Car	available capacity? Will it make the	access can be achieved.
Facilities		AMBER = No impacts
racinties	transport network	The Highword Authority will require new
	safer for public	The Highway Authority will require new
	transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.
		เลงแแตง.

Site Information	1				
Development S		Minor Rural Centre			
	number(s): SC171				
	eference numbers: 32	(I&O 2012)			
Site name/address: Land off Grays Road, Gamlingay					
Map:		and a state of the			
Cover Copyright. Ordnance Survey SCDC Licence 100022500 (2015)					
	west and south west. I	rable field to the north west of the village. Adjoins Bounded by hedges containing a small number of trees.			
Proposed use/s	s): Housing developme	at for 130 dwellings			
1 1000350 036(3					
Site size (ha): S	outh Cambridgeshire:	4.32 ha.			
Potential reside	ential capacity: 47 dwe	ellings (30 dph net)			
(reflects the reduced site area to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012)					
	·				
LAND					
PDL	Would development make use of previously developed land?	RED = Not on PDL			
Agricultural Land	Would development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.			
	to the loss of the				

	versatile agricultural land?	most versatile agricultural land (Grades 1 and 2). Small part to south east corner grade 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? 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.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated 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	AMBER = Development would have a

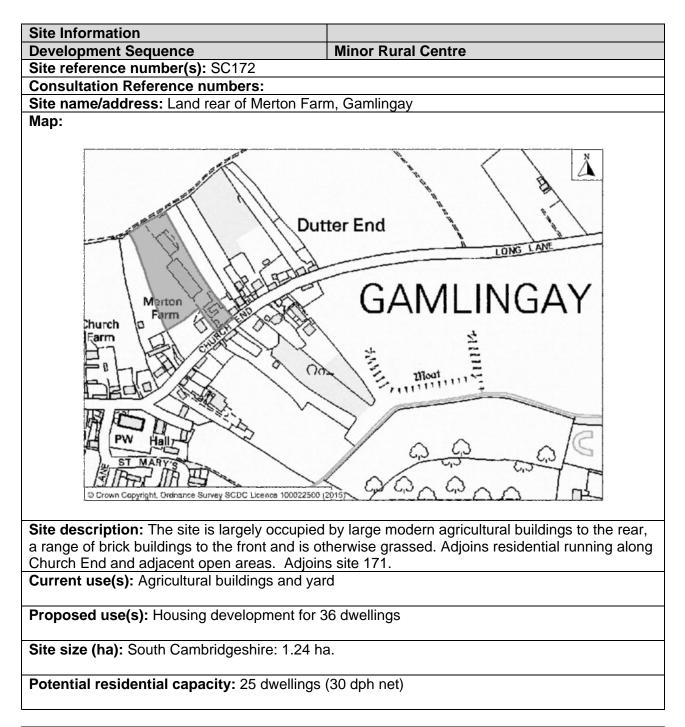
	development reduce habitat fragmentation, enhance	negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	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 (TPO)?	TPO to south of the site on house gardens.
Green	Will it improve	AMBER = No significant opportunities or
Infrastructure	access to wildlife	loss of existing green infrastructure capable
	and green spaces, through delivery of	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 development process.
	L FOWNSCAPE AND C	
Landscape	Will it maintain and	GREEN = No impact (generally compatible,
Landscape	enhance the	or capable of being made compatible with
	diversity and	local landscape character, or provide minor
	distinctiveness of	improvements)
	landscape	, ,
	character?	Development of a smaller site (the western section of the site) would have a Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) Development of the whole site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. However a smaller site (the western section) would leave the landscape setting viewed from the east essentially unchanged despite the intrusion into open countryside. When viewed from the north, it would however be unacceptable to continue the harsh exposed village edge by developing the whole site. Scope exists to provide for a new soft green edge to the

	1				
			village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting. (Assessment updated to reflect the SHLAA, August 2013 assessment, no change to the score)		
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)		
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes		
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting		
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop.		
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 Flood Zone 1 and no drainage issues that cannot be appropriately addressed.		
HUMAN HEALTH AND WELL BEING					
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.		

Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	641m ACF from centre of the site to The
	teenagers?	 Butts Recreation Ground, Gamlingay.
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	424m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		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	718m 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).
	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	
0	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	No facilities last and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		,
Integration	How well would the	development.
Integration		AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY		
	Does it address	AMPER - Not within or adjacent to the 400/
Deprivation		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	

r		1
	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	7.6km 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
Junios	level of investment	sufficient.
	in key community	Sumolent.
	services and	Minor I Itilition Infrastructure improvements
		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	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?	427m 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?	
		0.6km ACF from centre of site to Gamlingay
		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)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
	mechanism has	AWBER = Score 10-14 Horn 4 Cillena below
Transport 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		$\mathbf{CC} = \mathbf{W}(\mathbf{U}) + \mathbf{CC}(\mathbf{U})$
station		310m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		RR- Less than houry service (0)
Transport		
Public		G = 21 to 30 minutes (4)
transport		0 = 21 to 30 trinutes (4)
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		so minutes nom carningay to ot. Neots.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		7.47km 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	7,316m ACF from centre of the site to
	station?	Sandy Station
Access	Will it provide safe	GREEN = No capacity / access constraints
1 100000	access to the	identified that cannot be fully mitigated.
	highway network,	laoninoa inat cannot bo fany miligatoar
	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.



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)
	versatile	
	agricultural land?	

Minerale		ODEEN. Otto is not within an allocated an
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
		safeguarded area.
	economic mineral reserves?	
POLLUTION	Teserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	inpact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	
	problems if the site	
	is developed, as a	
	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)
		Detential for minor benefits through
		Potential for minor benefits through
		remediation of minor contamination. Current land use appears to be of
		commercial/industrial and therefore would
		require investigation.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation.
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature conservation	greenspace. No or negligible impacts.
	interest, and	
	geodiversity?	
	goodivoroity:	

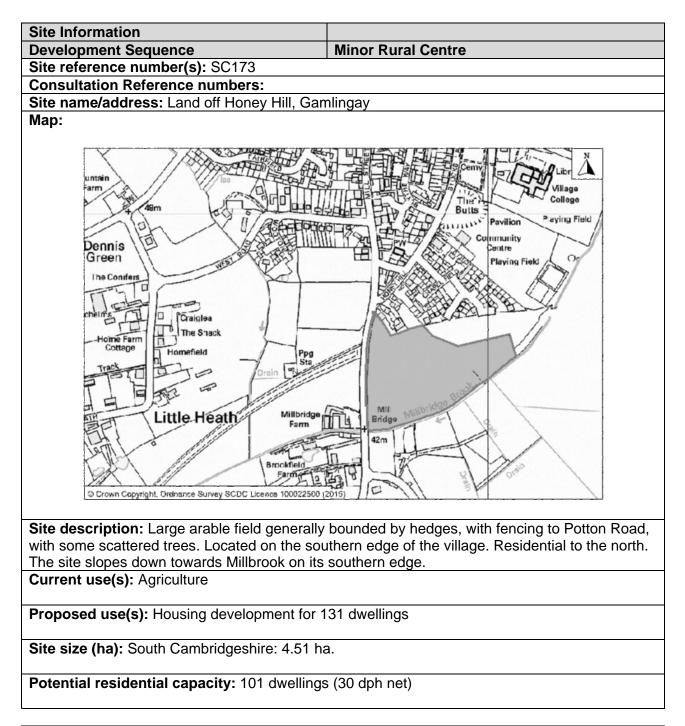
Г			
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		ODEEN Cita daga nat contain ar adiain
TPO	Are there trees on		GREEN = Site does not contain or adjoin any protected trees
	site or immediately adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation.
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		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.
			The site is located within an area of
			enclosed fields, and long back gardens
			along Church Street, Church End and
			Dutter End which form a soft green area of
			transition between the open arable fields to
Townscape	Will it maintain and		the north and the village. AMBER = negative impact on townscape
LUWUSCADE			A = Heyalive Impact of lowinscape

	anhance the	above stay in some bland with a - the s
	enhance the	character, incapable of mitigation.
	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). Development of this site would have an adverse impact upon the townscape of Gamlingay through the introduction of backland residential development which would be contrary to the character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</li> <li>Part within CA. Major adverse effect due to loss of historic farmbuildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N &amp; NE of site. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site.</li> </ul>
CLIMATE CHA	NGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
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 The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 566m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.

	T	· · · · · · · · · · · · · · · · ·
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling	No effect on pitch or plot provision.
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local centre?	512m ACF from the centre of the site to a cross road location which illustrates a main 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	A = 400 - 800m
Service	nearest health	
	centre or GP	654m ACF from centre of site to Medical
Kovilopol	service? Will it improve	Centre, Gamlingay. AMBER = No impact on facilities (or
Key Local Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education and leisure (shops, post offices, pubs	development.
	etc?)	
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Site is poorly related to the existing built-up area, and would constitute backland development in an area characterised by linear development
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation	
	result in	
	development in	
	deprived wards of	
	-	
Channing	Cambridge?	ODEEN. No offect or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no offect on
	supporting the	Development would have no effect on
	vitality and viability of Cambridge,	vitality or viability of existing centres. The 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 = 35KIII
ACCESSIDIIITY	employment	7.6km 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,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both 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.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	557m 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?	, ,
		0.4km ACF from centre of site to Gamlingay
		Village College.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	AMBER = Score 10-14 from 4 criteria. Total score of 12.
Distance: bus stop / rail station	four criteria below.	G = Within 600m (4) 457m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		RR= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4) 30 Minutes from Gamlingay to St. Neots.
Distance for cycling to City Centre		G = 5km to 10km (4) 7.59km ACF from the centre of the site to Sandy Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 7,417m ACF from centre of the site to Sandy 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.



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?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration	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?	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) This site was previously a licensed landfill site. Potential for major benefits through remediation of significant contamination
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.

			1
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		5
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - Development of this site would
			have an adverse impact on the landscape
			setting of Gamlingay by bringing the village
			down from the ridge into open countryside
			so increasing its visibility from the south and
			by detracting 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		RED = Significant negative impact on
	vviii it illallitalli allU		TED – Olymbart negative impact on

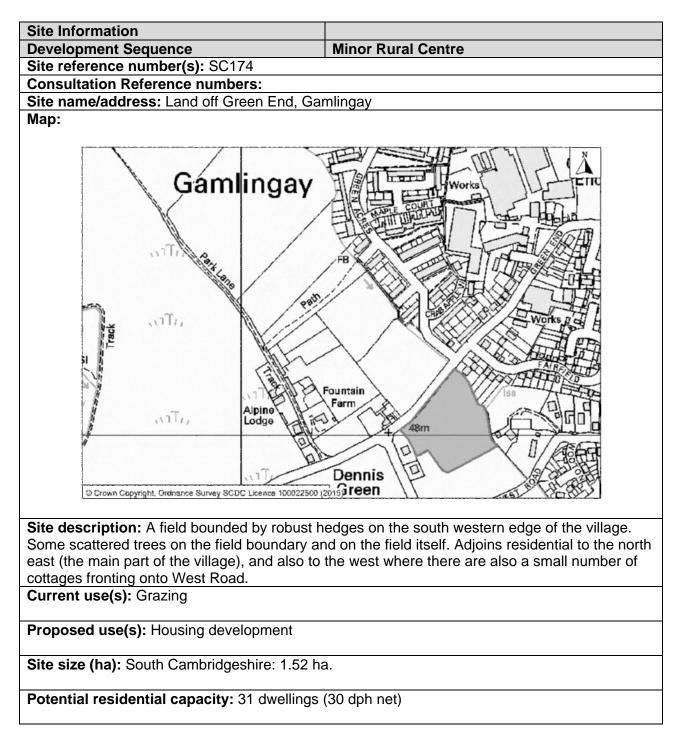
	anhance the		townson above the second to the
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		Development of this site would have an
	townscape		Development of this site would have an
	character, including through		adverse impact on the landscape setting of Gamlingay by bringing the village down
	appropriate design		from the ridge into open countryside so
	and scale of		increasing its visibility from the south and by
	development?		detracting from the landscape and
	development		townscape value of the Listed Building at 61
			Mill Street aka 6 Honey Hill which looks to
			the south down Mill Lane.
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
Ĩ	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 (Development
	conservation		conflicts with townscape character, with
	areas, listed		significant negative impacts incapable of
	buildings,		mitigation). Northern edge of site adjoins
	registered parks		Conservation Area. Adverse effect as
	and gardens and		prominent on approach to CA and village
	scheduled		and on meadow valley edge. Adverse effect
	monuments)?		due to loss of significant open countryside
			separating Mill Street village core from
			hamlet at Mill Hill. A Grade II Listed Building
			lies 50 metres to the north of the site on Mill
			Street/Honey Hill which is a distinctive
			landmark on the village edge, adverse effect
			due to loss of rural context and slope of
CLIMATE CHA			land.
Renewables	Will it support the		AMBER = Standard requirements for
T GHEWADIES	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Part of site adjoining Millbridge Brook is
			within Flood Zone 3 (or other form of flood
			risk incapable of appropriate mitigation).
			Remainder of site in zones 1 and 2.
	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	I autoptity and autolity		provision to adopted plan standards is
	quantity and quality		
	of publically		provided onsite
			• • •

		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.3km ACF from centre of the site to The
i aciiiiies		Butts Recreation Ground, Gamlingay.
Distance: Dlay	How far is the	GREEN = <400m or onsite provision
Distance: Play Facilities		
racillues	nearest play space for children and	255m ACE from control of the site to The
		355m ACF from centre of the site to The
0	teenagers?	Butts Recreation Ground, Gamlingay.
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	686m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		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	G = <400m
Service	nearest health	
	centre or GP	276m 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).
	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	•	0
Communities	the site integrate	separated by non-residential land uses
	with existing communities?	Site is poorly related to the evicting built we
	communities?	Site is poorly related to the existing built-up
ECONOMY		area.
ECONOMY		

oort the tres. t on es. The	most deprived Super Output Areas w Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support vitality and viability of existing centres	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	(Cambridge)
tres. ct on es. The		Abbey Ward and Kings Hedges? Would allocation	
tres. ct on es. The		Kings Hedges? Would allocation	
tres. ct on es. The		Would allocation	
tres. ct on es. The		result in	
tres. ct on es. The		development in	
tres. ct on es. The		development in deprived wards of	
tres. ct on es. The		Cambridge?	
et on es. The	vitality and viability of existing centres	Will it protect the	Shopping
es. The		shopping	
es. The	Development would have no effect or	hierarchy, supporting the	
	vitality or viability of existing centres.	vitality and viability	
	indicator is likely to apply particularly	of Cambridge,	
sure uses.	which include retail, offices, or leisure	town, district and	
	RED = >3km	local centres? How far is the	Employment -
		nearest main	Accessibility
	8.5km ACF from centre of site to Sou	employment	
е		centre?	
allocation		Would	Employment -
	is for employment development	development result	Land
kely to be	GREEN = Existing infrastructure likely	Will it improve the	Utilities
	sufficient.		
vements	Minor Utilities Infrastructure improven		
	required, but constraints can be addre	infrastructure,	
	There is insufficient spare mains wate	including	
	within the zone were to be developed		
	WWTW is operating close to capacity		
ity and			
ment /		Is there sufficient	Education
	surplus school places.	education	Capacity
		capacity?	
ht	· · · ·		
		How far is the	Distance:
	A = 400 - 800m		
needs.		nearest primary	Primary
needs.	A = 400 - 800m 775m ACF from centre of site to Gam County First School.	nearest primary school?	School
e allocat ikely to vemen ddress vater ne to opertie sites ped. Th city and	Cambridgeshire 008A (Cambourne Business Park) G = No loss of employment land / allo is for employment development GREEN = Existing infrastructure likely sufficient. Minor Utilities Infrastructure improven required, but constraints can be addre There is insufficient spare mains wate capacity within the distribution zone to supply the number of proposed prope which could arise if all the SHLAA site within the zone were to be developed WWTW is operating close to capacity a both will require mitigation. GREEN= Non-residential development surplus school places. Insufficient spare school capacity but potential for improvement to meet new	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? Is there sufficient education capacity? How far is the	Utilities Education Capacity Distance:

Secondary	nearest secondary	provide new)
School	school?	0.5km ACF from centre of site to Gamlingay
		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)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 11.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		693m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.96km ACF from the centre of the site to
		Sandy Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,734m 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	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from

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



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	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = $>1,000$ m of an AQMA, M11, or
	near to an AQMA, the M11 or the	A14
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	i an i initigation
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible contamination on	AMBER = Site partially within or adjacent to
	the site?	an area with a history of contamination, or capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		scheme subject to appropriate mitigation/
		This site was previously a licensed landfill
		site. Potential for major benefits through
		remediation of significant contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		ousiamasie Dramaye Systems (Suus).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	
	geodiversity?	
	(Including	

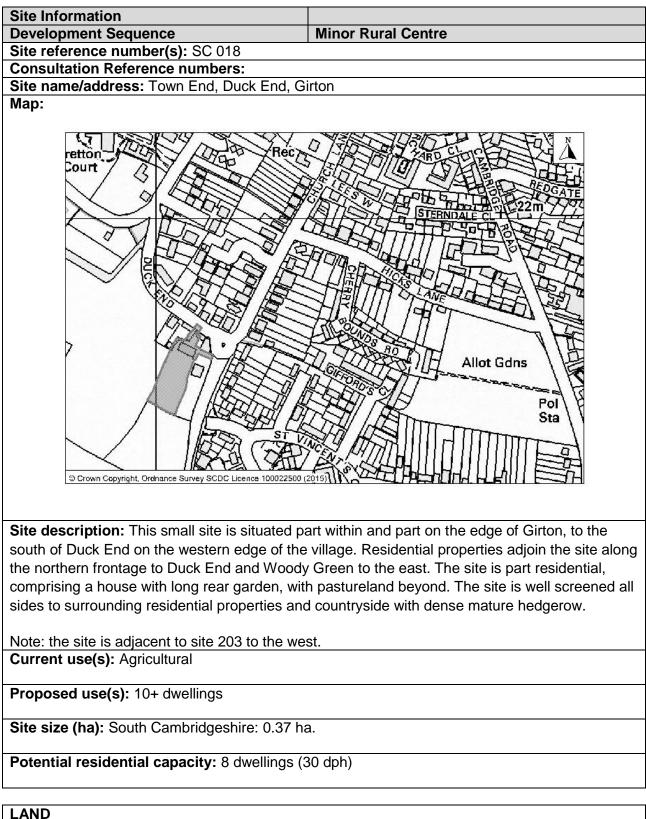
	International and		
	locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		AMBER = Development would have a 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.
ТРО	infrastructure)?		ODEEN. Site doop not contain as adjoin
ТРО	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	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife and green spaces, through delivery of		loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include
			that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and		AMBER = negative impact on landscape character, incapable of mitigation.
Townscape	distinctiveness of landscape character? Will it maintain and		Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Development of this site would have an adverse impact on the landscape setting by reducing the transitional area of small fields, hedgerows and trees and by the creation of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area. AMBER = negative impact on townscape
тоwпъсаре	enhance the diversity and		character, incapable of mitigation.
	distinctiveness of		Minor Negative Impact (development

Green Belt	townscape character, including through appropriate design and scale of development? What effect would		conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the townscape by the loss of separation between the hamlets of Dennis Green and Green End. GREEN = No impact or Minor positive
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Assets (incapable of satisfactory mitigation). Adjoining cottage at 1 Dennis Green Listed Grade II. Adverse effect due to loss of significant open countryside and separation between hamlet of Dennis Green from Green End. Major adverse effect on setting, with loss of rural context and green backdrop. Loss of former village green (Dennis Green).
CLIMATE CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.7km ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 598m ACF from centre of the site to The Butts Recreation Ground, Gamlingay.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and		AMBER = No Impact No effect on pitch or plot provision.

	·	
	Travelling	
Diotoraci	Showpeople?	A 400 800m
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	477m ACF from the centre of the site to a
	centre?	cross road location which illustrates a main
		cluster of services and facilities within the
		village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	A 400 000m
		A = 400 - 800m
Service	nearest health	EE1 m ACE from control of cite to Madical
	centre or GP service?	551m ACF from centre of site to Medical
Kovilopol		Centre, Gamlingay.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or 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?	Site is poorly related to the existing built-up
		area.
ECONOMY	Dece it it	
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
2	shopping	vitality and viability of existing centres

	hierarchy, supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
<b>F</b> aculture and	local centres?	
Employment - Accessibility	How far is the nearest main	RED = >3km
Accessibility	employment	8.5km 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
	level of investment	sufficient
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure, including	required, but constraints can be addressed. 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
Education	Is there sufficient	both will require mitigation 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	// = +00 - 000m
School	school?	482m 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?	0.7km ACE from contro of site to Combinery
		0.7km ACF from centre of site to Gamlingay Village College.
TRANSPORT	l	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
HQPT	Is there High	facilities/school. Poor quality off road path. 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		155m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		RR= Less than hourly service (0)
Public		
Transport		
Public		G = 21 to 30 minutes (4)
transport		00 Minutes from Oscilia and to Ot Neste
journey time to		30 Minutes from Gamlingay to St. Neots.
City Centre Distance for		C Ekm to $10$ km (4)
cycling to City		G = 5km to 10km (4)
Centre		6.62km 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	6,440m 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	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



LAND		
PDL	Would development make use of previously developed	RED = Not on PDL The site includes one residential property.
	land?	

Agricultural	Mould	CREEN Neutral Development would not
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	RED = Within or adjacent to an AQMA, M11 or A14 The site is within the AQMA. 396m ACF from edge of site to A14. 511m ACF from edge of site to M11.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate. The site is to the east of the A14 and prevailing winds from the south west.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination. Development not on land likely to be contaminated.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will 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	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

<b></b>			No. P.91.2
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
,	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		initigation.
	native species, and		Assumptions 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		
	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
linitaotraotaro	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magailon
	and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green		•••••
	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
			design and mitigation measures would be
			achieved through the development process.
			The site is characterised as being within an
			area of enclosed arable fields and mature hedgerows, which provide a soft village

			edge and transition to open arable farmland. Small fields and well defined hedgerows		
			form a transition and buffer between the		
			village and Huntingdon Road.		
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) - Significant adverse impact on		
	and scale of		Green Belt purposes and functions - will		
	development?		erode the buffer that currently exists		
	development.		between the edge of the village and		
			Huntingdon Road, small scale and intimate		
			character of Duck End.		
Green Belt	What effect would		RED = Significant negative impact on		
	the development of		Greenbelt purposes		
	this site have on				
	Green Belt				
	purposes?				
Heritage	Will it protect or		RED = Site contains, is adjacent to, or		
-	enhance sites,		within the setting of such sites, buildings		
	features or areas of		and features, with potential for significant		
	historical,		negative impacts incapable of appropriate		
	archaeological, or		mitigation		
	cultural interest				
	(including		Significant Negative Impact on historic		
	conservation		Assets (incapable of satisfactory mitigation)		
	areas, listed		- Access between two Grade II cottages in		
	buildings,		need of upgrade. Archaeological potential		
	registered parks		will require further information but it is likely		
	and gardens and		appropriate mitigation can be achieved		
	scheduled		through the development process		
	monuments)?				
CLIMATE CHA			AMPED Stondard requirers ante for		
Renewables	Will it support the		AMBER = Standard requirements for		
	use of renewable energy resources?		renewables would apply		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk		
	is site at noou lisk!				
			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		GREEN = Assumes minimum on-site		
	quantity and quality		provision to adopted plan standards is		
	of publically		provided onsite		
	accessible open				
	space?				
Distance:	How far is the		GREEN = <1km or onsite provision		
Outdoor Sport	nearest outdoor				
Facilities	sports facilities?		0.8km ACF from centre of the site to Girton		
			Recreation Ground.		

Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	445m ACF from centre of the site to land
	teenagers?	west of Weavers Field, Girton.
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	604m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
		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	A = 400 - 000m
Service	centre or GP	516m ACF from centre of site to The
	service?	
Kaulaaal		Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No for Wilson lost, and an annu for Wilson
	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?	Site is poorly related to the existing built-up
		area.
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	
Channing	Cambridge?	ODEEN. No offect or would even ert the
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	AMBER = 1-3km
Accessibility	nearest main	
· · · · · · · · · · · · · · · · · · ·	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and infrastructure,	Minor I Itilition Infractructure improvemente
	including	Minor Utilities Infrastructure improvements 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
	broadbarra.	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	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?	578m ACF from centre of site to Girton
Diatazza	Llow for in the	Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary school?	2.9km ACE from contro of oits to Impirator
School	SCHOOLS	2.8km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	1	
	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.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25 Total score of 20.
Distance: bus stop / rail station	Tour chiefla below.	G = Within 600m (4) 4,61m ACF from the centre of the site to the
Frequency of Public Transport		nearest bus stop. G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.40km 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 6,156m 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. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. Access can only be achieved between two Listed Buildings.
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): SC143	
Consultation Reference numbers: 40 (I&O 20	)12)
Site name/address: Land at Cockerton Road,	
•	Gillon
Map:	
Girton. The site adjoins a residential cul-de-sac northern and eastern sides by semi-enclosed co the village church with graveyard, and school p	at of Cockerton Road on the north eastern side of off the High Street and is surrounded on the puntryside. To the south are residential gardens, laying fields lie further to the south east. The site is ial development, but enclosed on its outer edges
Proposed use(s): Approximately 10 dwellings	
Site size (ha): South Cambridgeshire: 0.63 ha.	
Potential residential capacity: 13 dwellings (3	30 dph)
LAND	
	PED - Not on DDI

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 versatile agricultural land?	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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 540m ACF from edge of site to AQMA. 965m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Site contains an area of filled land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	<u>.</u>
Designated Sites	Will it conserve protected species	GREEN = Does not contain, is not adjacent to designated for nature conservation or

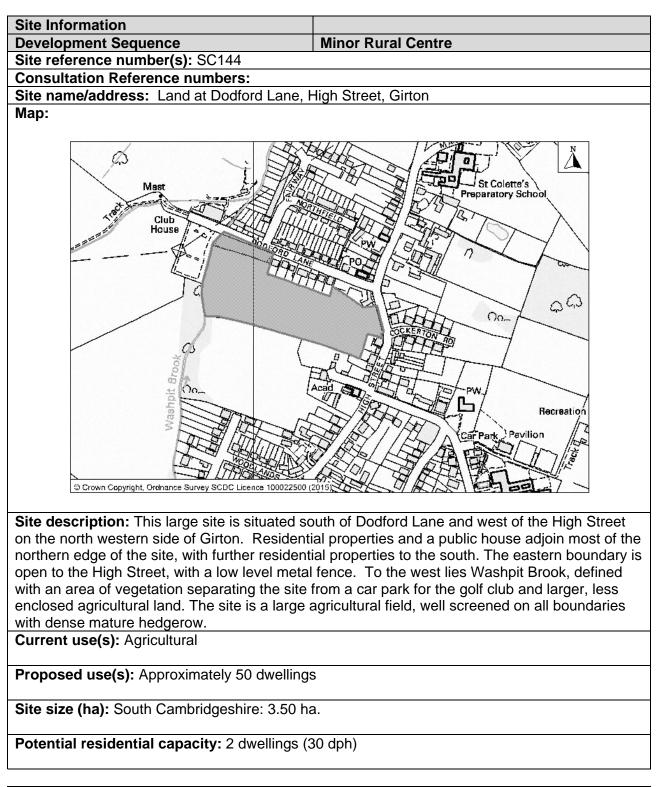
			recompleted on containing protected on a size
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		No impact on protected sites and species
	interest, and		(or impacts could be mitigated).
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
<b>,</b>	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugaton
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Group of protected trees lie approximately
	Preservation Order		115m to the west.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
innastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
			Noutral impact (aviating factures rateined
	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 HE	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is characterised as an area of
			enclosed arable fields and paddocks with
			mature hedgerows providing a soft
			transitional edge to the village. There is
			currently a clear edge to the village at the
			end of Cockerton Road. The site has a rural

	1	character and provides an important part of
		the setting of the historic core 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	The site is characterised as an area of
	appropriate design	enclosed arable fields and paddocks with
	and scale of	mature hedgerows providing a soft
	development?	transitional edge to the village. There is
	development:	currently a clear edge to the village at the
		end of Cockerton Road. The site has a rural
		character and provides an important part of
		 the setting of the historic core of the village.
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	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Significant Negative Impact on historic
	conservation	Assets (incapable of satisfactory mitigation)
	areas, listed	- The site forms part of the setting of the
	buildings,	historic core, including the setting of a
	registered parks	Grade II* and two Grade II Listed Buildings.
	and gardens and	Archaeological potential will require further
	scheduled	information but it is likely appropriate
	monuments)?	mitigation can be achieved through the
	,	development process.
<b>CLIMATE CHAN</b>	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
1	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to Girton

		Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	150m ACF from centre of the site to Girton
	teenagers?	Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Travener	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	143m from the centre of the site to the
Ochic	centre?	village hall (Cotton Hall), central to the other
		services and facilities within the village.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	846m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	callolation 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 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
2 /	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

		,
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		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	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
		• · · ·
Distance:	How far is the	G = <400m
Primary School	nearest primary	
	school?	267m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.2km ACF from centre of site to Impington
		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 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)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25 Total score of 22.
Distance: bus stop / rail station		GG = Within 400m (6) 152m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Distance for cycling to City Centre		GG = Up to 5km (6) 4.70km 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 6,417m 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.



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

	to the loss of the	
	best and most versatile agricultural land?	Development would not affect best and most versatile agricultural land (Grades 1 and 2). Previous attempts to gain planning permission for residential development were refused as MAFF objected to loss of valuable agricultural land - site within 'urban' definition so no grading.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	AMBER = <1,000m of an AQMA, M11 or A14 457m ACF from edge of site to AQMA. 991m ACF from edge of site to A14.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Site adjacent to a public house with licence for live and recorded music - would need to mitigate with buffer zone since likely to have moderate to major to significant noise issues since only short distance separation. Also site is to east of A14 and prevailing wind from south west - can mitigate noise from road. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Girton Golf Club and associated parking is to west of site and any floodlighting could cause light nuisance.
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

<b></b>			
			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). Group of
	geodiversity?		protected trees lies approximately 15m on
	(Including		the opposite side of the High Street.
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development reduce habitat		negative impact on existing features or network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Initigation
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green infrastructure)?		
ТРО	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		Group of protected trees lies approximately
	Preservation Order		15m on the opposite side of the High Street
	(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		Novinal improved (aviation footunes notained
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	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

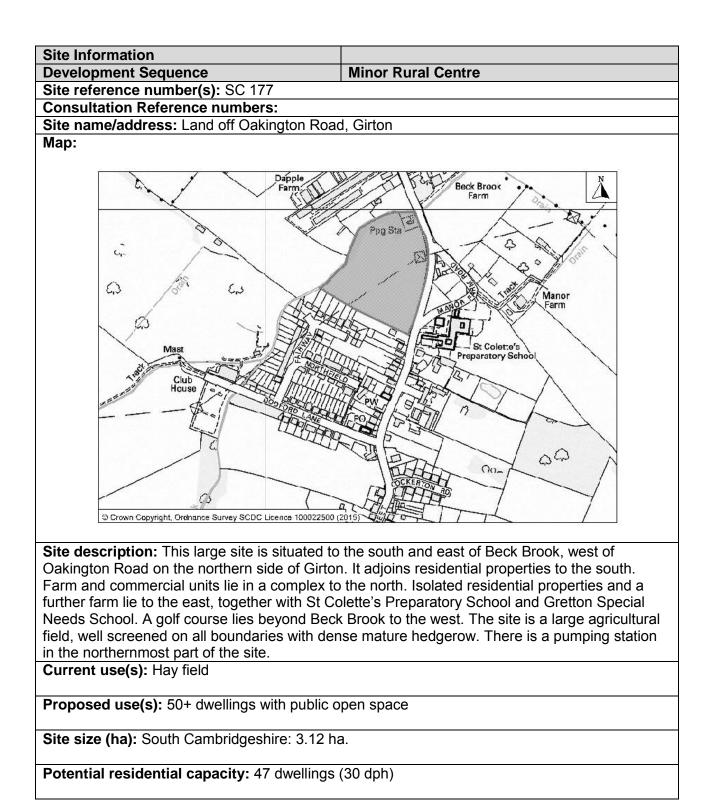
		mitigation) - it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west. Important Countryside Frontage – along the High Street frontage on the eastern edge of the site.
Townscape	Will it maintain and enhance 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) - Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. Protected Village Amenity Area approximately 35m to the north. Promoter indicates that the site would be developed so as to maintain the ICF along the High St. Retaining the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village may be difficult to achieve.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</li> <li>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting for two Grade II Listed Buildings and for the High Street, where it forms a particularly attractive incursion of countryside into the village. Important countryside frontage on the High Street. Development would have a detrimental impact on the rural character of this historic part of the village.</li> <li>Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.</li> </ul>

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
			Fleed Zene 4 and we drain and issues that
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
			However approximately 1/3 of western edge
			of the site is within Flood Zones 2 and 3.
-	TH AND WELL BEING	<b>)</b>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		
	space?		Neutral impact (existing features retained or
	•		appropriate mitigation).
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		- · · · · · · · · · · · · · · · · · · ·
Facilities	sports facilities?		0.6km ACF from centre of the site to Girton
			Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		AMBER = 400 - 00011
Facilities	for children and		429m ACF from centre of the site to Girton
0	teenagers?		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	from the nearest		
Local Centre	District or Local		341m from the centre of the site to the
	centre?		village hall (Cotton Hall), central to the other
			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		1,019m ACF from centre of site to The
	service?		Surgery, Girton.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	•		
i aunilies	quality and range		satisfactory mitigation proposed).
	of key local		No feelities look, and as new feeling
	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 Facilities	Will it encourage and enable	GREEN = Development would not lead to 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,	vitality and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.3km ACF from centre of the site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites

		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	education	constraints can be appropriately mitigated
	capacity?	11 1 , 3
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
		A = 400 - 800m
Primary School	nearest primary school?	507m ACE from control of site to Cirton
SCHOOL	SCHOOL?	527m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.6km ACF from centre of site to Impington
		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.
	la thara Lligh	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
· · · · · · · · · · · · · · · · · · ·		
Transport	mechanism has	
	mechanism has been developed to	Total score of 22.
Transport		Total score of 22.
Transport	been developed to consider access to	Total score of 22.
Transport	been developed to consider access to and quality of	Total score of 22.
Transport	been developed to consider access to and quality of public transport,	Total score of 22.
Transport	been developed to consider access to and quality of public transport, and cycling. Scores	Total score of 22.
Transport	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Total score of 22.
Transport Score (SCDC)	been developed to consider access to and quality of public transport, and cycling. Scores	
Transport Score (SCDC) Distance: bus	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	Total score of 22. GG = Within 400m (6)
Transport Score (SCDC) Distance: bus stop / rail	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6)
Transport Score (SCDC) Distance: bus	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the
Transport Score (SCDC) Distance: bus stop / rail station	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop.
Transport Score (SCDC) Distance: bus stop / rail station Frequency of	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop.
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop.
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge.
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport journey time to City Centre Distance for	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport journey time to City Centre Distance for cycling to City	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6)
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport Public transport journey time to City Centre Distance for	been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to Cambridge Market.
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GG = Within 400m (6) 193m ACF from the centre of the site to the nearest bus stop. G = 20 minute frequency (4) GG = 20 minutes or less (6) 16 minutes from Girton to Cambridge. GG = Up to 5km (6) 4.95km ACF from the centre of the site to
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport Journey time to City Centre Distance for cycling to City Centre Distance: Railway	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GG = Within 400m (6)193m ACF from the centre of the site to the nearest bus stop.G = 20 minute frequency (4)GG = 20 minutes or less (6)16 minutes from Girton to Cambridge.GG = Up to 5km (6)4.95km ACF from the centre of the site to Cambridge Market.R = >800m
Transport Score (SCDC) Distance: bus stop / rail station Frequency of Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance:	been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	<ul> <li>GG = Within 400m (6)</li> <li>193m ACF from the centre of the site to the nearest bus stop.</li> <li>G = 20 minute frequency (4)</li> <li>GG = 20 minutes or less (6)</li> <li>16 minutes from Girton to Cambridge.</li> <li>GG = Up to 5km (6)</li> <li>4.95km ACF from the centre of the site to Cambridge Market.</li> </ul>

	station?	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



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

		1
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	paoti
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	
	the M11 or the	
	A14?	904m ACE from odge of site to AOMA
Pollution		804m ACF from edge of site to AQMA.
	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation.
	and vibration	Development competible with a single proving
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	Possible noise and malodour from Dapple
	(including	and Manor Farm as proposals would be
	compatibility with	closer than existing residential, but no
	neighbouring	history of complaints.
	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	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	

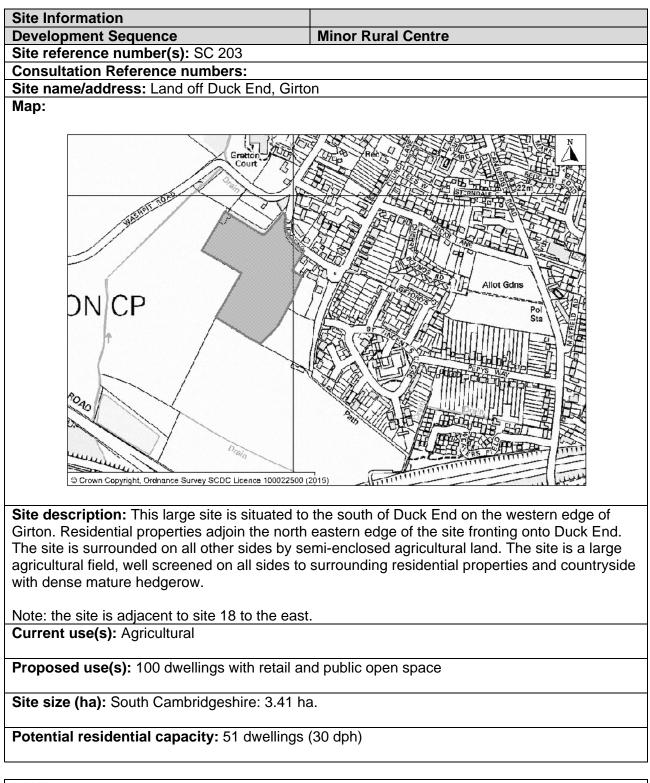
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing 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. Provision of open space as part of the development. Potential to link to bridleway to north and footpath to east.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north. The approach to the northern edge of Girton is concealed by tall hedgerows bordering the road, therefore with careful design it may be possible to mitigate the impact on the landscape.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village

	and scale of		from the north.
	development?		(UPDATE to reflect impact identified in
	development		SHLAA)
Green Belt	What effect would		AMBER = negative impact on Greenbelt
Green Deit	the development of		purposes
	this site have on		pulposes
	Green Belt		
Haritaga	purposes?		CDEEN - Site deep not contain or adjain
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. Grade II Listed
	and gardens and		Building to south east. Archaeological
	scheduled		potential.
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		,
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zone O. drainers issues conchis of
			Flood Zone 2, drainage issues capable of
			being appropriately addressed.1/2 site in
	│ FH AND WELL BEING	•	Flood Zones 2 and 3.
_	-	2	GREEN = Assumes minimum on-site
Open Space	Will it increase the		
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
Dieterset	space?		ODEEN - 41km or oneite provision
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor		0.6km ACF from centre of the site to Girton
racilities	sports facilities?		
Distance: Dist.	How far is the		Recreation Ground.
Distance: Play			AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		610m ACF from centre of the site to Girton
	teenagers?		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		A = 400 - 800m
District or	from the nearest		
	1		

Local Centre	District or Local	560m from the centre of the site to the
	centre?	village hall (Cotton Hall), central to the other
Distance: City	Llow for is the site	services and facilities within the village.
Distance: City Centre	How far is the site from edge of	R = >800m
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,300m ACF from centre of site to The
	service?	Surgery, Girton.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development. Provision of open space as
	and leisure (shops,	part of the development, but on northern
	post offices, pubs	edge of built area with limited accessibility.
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or replacement /appropriate mitigation
	engagement in community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on the site integrate	with existing communities
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 particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shopping	Cambridge? Will it protect the	GREEN - No effect or would support the
Shopping	shopping	GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy,	Manty and Mability of Choung 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 for in the	AMBER = 1-3km
Employment -	How far is the nearest main	AWBER = 1-3KIII
Accessibility	employment	1.0km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	Centre?	
Employment	Would	Vision Park)
Employment - Land		G = No loss of employment land / allocation
Lanu	development result in the loss of	is for employment development.
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Oundes	level of investment	sufficient.
	in key community	Sumoont.
	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	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?	729m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.3km ACF from centre of site to Impington
		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	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
Quatainable	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	Tatal agars of 20
Score (SCDC)	been developed to	Total score of 20.
	consider access to	
	and quality of	
	public transport,	

four criteria below.		
		GG = Within 400m (6)
		126m ACF from the centre of the site to the
		nearest bus stop.
		G = 20 minute frequency (4)
		GG = 20 minutes or less (6)
		CC = 20 minutes of $CCS(0)$
		16 minutes from Girton to Cambridge.
		To minutes nom Onton to Cambridge.
		G = 5km to 10km (4)
		G = 5km to Tokm (4)
		5.16km ACF from the centre of the site to
		Cambridge Market.
		R = >800m
		6,865m ACF from centre of the site to
		Cambridge Station.
		GREEN = No capacity / access constraints
access to the		identified that cannot be fully mitigated
highway network,		
where there is		
available capacity?		
Will it make the		AMBER = No impacts
transport network		·
•		
or cycling facilities?		
	where there is available capacity? Will it make the transport network safer for public transport, walking	determined by the four criteria below.Image: determined by the four criteria below.Image: determined by the four criteria below.Image: determined below.<



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

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

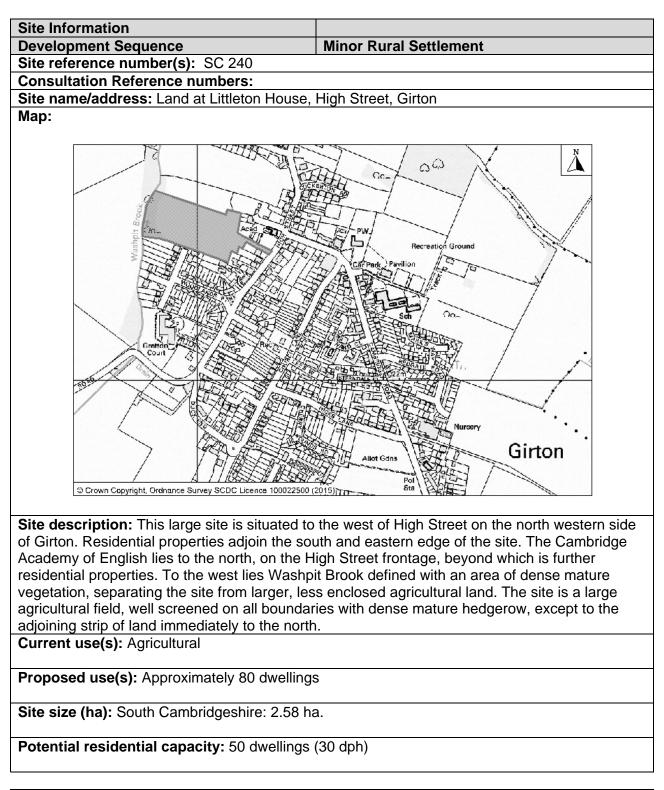
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		5 1 1
	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.
	OWNSCAPE AND C		
Landscape	Will it maintain and	JETOKAL III	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	-		
	distinctivonosa of		
	distinctiveness of		
	landscape		Significant Negative Impact (Development
			Significant Negative Impact (Development conflicts with landscape character, with
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale,
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End,
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and
	landscape		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists

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

Facilities	sports facilities?	0.9km ACF from centre of the site to Girton
		Recreation Ground.
Distance: Play	How far is the	AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	524m ACF from centre of the site to land
	teenagers?	west of Weavers Field, Girton.
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	
Distances	Showpeople?	A 400 000m
Distance:	How far is the site	A = 400 - 800m
District or Local Centre	from the nearest District or Local	640m from the control of the site to the
Local Centre	centre?	640m from the centre of the site to the
	Centre?	village hall (Cotton Hall), central to the other
Distance: City	How far is the site	services and facilities within the village. R = >800m
Centre	from edge of	K = >00011
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	612m ACF from centre of site to The
	service?	Surgery, Girton.
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?)	GREEN = Development would not lead to
Community Facilities	Will it encourage and enable	the loss of any community facilities or
Facilities	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.

<b>F</b>		 1
	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 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	AMBER = 1-3km
Employment -		AIVIDER = 1-3KIII
Accessibility	nearest main	1 7km ACE from control of other to Double
	employment	1.7km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broadbarrar	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,
	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately mitigated
	capacity?	Cohool conceity not sufficient but significant
		School capacity not sufficient, but significant
Dista	Llaur fair 1. dl	issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	640m ACF from centre of site to Girton
		Glebe Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2 Olymp ACE from control of cite to Imprington
0011001	SCHOOL?	2.9km ACF from centre of site to Impington

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



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

1	(	
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	•
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
AQIMA		
	near to an AQMA,	A14
	the M11 or the A14?	293m ACF from edge of site to AQMA
		847m ACF from edge of site to A14.
		944m ACF from edge of site to M11.
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some potential for traffic noise from
	receptor or	A14, but should be possible to mitigate.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	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).
		benefits subject to appropriate mitigation).
		Potential for minor benefits through
		remediation of minor contamination -
Water		Sewage filter beds on site
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		
BIODIVERSITY 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		
	interest, and		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated). There are a
	(Including		protected Yew and Plane tree in the
	International and		grounds of 65 High Street, adjacent to the
	locally designated		proposed access to the site.
	sites)		
Biodiversity	Would		AMBER = Development would have a
<b>,</b>	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		There are protected trees in the grounds of
	Preservation Order		65 High Street, adjacent to the proposed
	(TPO)?		access to 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 H	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The site is characterised as
			being within an area of enclosed farmland
			with views of the village set within well
			treed, rising ground creating a visibly
			interesting edge. Washpit Brook, together
	1		

-	1	
Townscape	Will it maintain and	with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected. RED = Significant negative impact on
	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, with significant negative impacts incapable of mitigation) - The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation.</li> <li>Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Adverse impact on setting of the adjacent Grade II Listed Builidng and setting of historic core of village, which it would not be possible to mitigate. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.</li> </ul>
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. A part of the western edge of the site is within

			Flood Zones 2 and 3.
HUMAN HEALT	H 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 Neutral impact (existing features retained or
			appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.6km ACF from centre of the site to Girton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 407m ACF from centre of the site to Girton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 318m from the centre of the site to the village hall (Cotton Hall), central to the other services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 906m ACF from centre of site to The Surgery, Girton.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs		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	etc?) Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
Integration	How well would the		No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration

with Existing Communities	development on the site integrate	with existing communities
	with existing communities?	
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.4km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately

Distance: Primary SchoolHow far is the nearest primary school?A = 400 - 800m 480m ACF from centre of site to Girton Glebe Primary School.Distance: Secondary SchoolHow far is the nearest secondary school?A = 1 to 3 kmDistance: Secondary SchoolHow far is the nearest secondary school?A = 1 to 3 kmDistance: Secondary SchoolWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path HQPTHQPTIs there High Quality Public Transport (at edge of site)?AMBER = service meets requirements of high quality public transport in most but no all instancesSustainable Transport Score (SCDC)Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / rail torp inGG = Within 400m (6) 220m ACE from the centre of the site to the consider access to and cycling. Scores determined by the four criteria below.	ə of th
Primary Schoolnearest primary school?480m ACF from centre of site to Girton Glebe Primary School.Distance: Secondary SchoolHow far is the nearest secondary 	ə of th
Schoolschool?480m ACF from centre of site to Girton Glebe Primary School.Distance: Secondary SchoolHow far is the nearest secondary school?A = 1 to 3 km2.6km ACF from centre of site to Impingto Village College.2.6km ACF from centre of site to Impingto 	ə of th
Distance:       How far is the nearest secondary school?       A = 1 to 3 km         Distance:       How far is the nearest secondary school?       A = 1 to 3 km         School       School?       2.6km ACF from centre of site to Impingto Village College.         TRANSPORT       Village College.       RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path MUPT         HQPT       Is there High Quality Public Transport (at edge of site)?       AMBER = service meets requirements of high quality public transport in most but near all instances         Sustainable Transport Score (SCDC)       Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.       DARK GREEN = Score 19-25         Distance: bus stop / rail       GG = Within 400m (6)	ə of th
Distance: Secondary SchoolHow far is the nearest secondary school?A = 1 to 3 km <b>TRANSPORT</b> Cycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction wi high cycle accident rate to access local facilities/school. Poor quality off road pathHQPTIs there High 	ə of th
Secondary Schoolnearest secondary school?2.6km ACF from centre of site to Impingto Village College.TRANSPORT2.000000000000000000000000000000000000	ə of th
Schoolschool?2.6km ACF from centre of site to Impingto Village College.TRANSPORTCycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction wi 	ə of th
Village College.TRANSPORTCycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction wi high cycle accident rate to access local 	ə of th
TRANSPORTCycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan less than 1.5m width with medium volume traffic. Having to cross a busy junction wi high cycle accident rate to access local 	of th
Cycle RoutesWhat type of cycle routes are accessible near to the site?RED = No cycling provision or a cycle lan 	of th
routes are accessible near to the site?less than 1.5m width with medium volume traffic. Having to cross a busy junction wi 	of th
accessible near to the site?traffic. Having to cross a busy junction wi high cycle accident rate to access local facilities/school. Poor quality off road path 	th
the site?high cycle accident rate to access local facilities/school. Poor quality off road path AMBER = service meets requirements of high quality public transport in most but no all instancesHQPTIs there High Quality Public Transport (at edge of site)?AMBER = service meets requirements of high quality public transport in most but no all instancesSustainable Transport Score (SCDC)Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / railGG = Within 400m (6)	
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Quality Public Transport (at edge of site)?high quality public transport in most but ne all instancesSustainable Transport Score (SCDC)Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / railGG = Within 400m (6)	ot
Transport (at edge of site)?all instancesSustainable Transport Score (SCDC)Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / railGG = Within 400m (6)	ot
of site)?Sustainable Transport Score (SCDC)Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / railGG = Within 400m (6)	
Sustainable TransportScoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.DARK GREEN = Score 19-25 Total score of 22.Distance: bus stop / railGG = Within 400m (6)	
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 22.Distance: bus stop / railGG = Within 400m (6)	
Score (SCDC)been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.Total score of 22.Distance: bus stop / railGG = Within 400m (6)	
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and quality of public transport, and cycling. Scores determined by the four criteria below.GG = Within 400m (6)Distance: bus stop / railGG = Within 400m (6)	ļ
public transport, and cycling. Scores determined by the four criteria below.       GG = Within 400m (6)         Distance: bus stop / rail       GG = Within 400m (6)	ļ
and cycling. Scores determined by the four criteria below.     GG = Within 400m (6)       Distance: bus stop / rail     GG = Within 400m (6)	
determined by the four criteria below.       Distance: bus stop / rail   GG = Within 400m (6)	ļ
four criteria below.       Distance: bus stop / rail   GG = Within 400m (6)	ļ
Distance: bus     GG = Within 400m (6)       stop / rail     GG = Within 400m (6)	ļ
stop / rail	
station 230m ACF from the centre of the site to the	e
nearest bus stop.	
Frequency of $G = 20$ minute frequency (4)	
Public	
Transport Constant (2)	
Public   GG = 20 minutes or less (6)	
transport	ļ
journey time to 16 minutes from Girton to Cambridge.	ļ
City Centre	
Distance for $GG = Up \text{ to 5km } (6)$	
cycling to City	
Centre 4.85km 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 6,589m 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 - 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	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): SC015				
Consultation Reference numbers:				
Site name/address: 1 Horseheath Road, L	nton			
Map:				
<b>Site description:</b> The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.				
The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.				
The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds. The site consists of a large house – Borley House - with a garden surrounding it. A driveway				
provides access to the road.				
Current use(s): House and Garden				
Proposed use(s): 10-11 houses and flats with associated play area				
Site size (ha): South Cambridgeshire: 0.28 ha.				
Potential residential capacity: 6 dwellings	(30 dph)			
LAND				
PDL Would	RED = Not on PDL			

	development make	
	use of previously	
	developed	
A ariaultural	land? Would	OPEEN Neutral Development would be t
Agricultural		GREEN = Neutral. Development would not
Land	development lead to the loss of the	affect grade 1 and 2 land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIII IEI AIS	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	10301703:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor additional road traffic
	receptor or	noise generation impact on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance. Should be possible to
	neighbouring uses)?	mitigate.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a history of containination
		Development not on land likely to be
		contaminated. Site is adjacent to former
		industrial / commercial land. Requires
		assessment. Can be conditioned
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

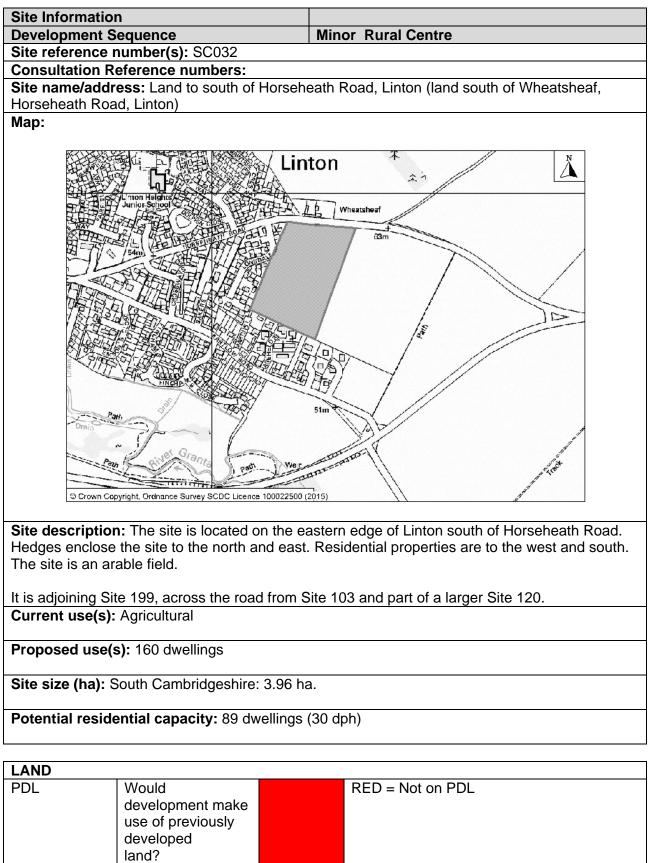
	1		
			measures will achieved through the development process and will mitigate any
			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
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.
ΤΡΟ	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
· · · · · · · · · · · · · · · · · · ·	OWNSCAPE AND C	ULTURAL HE	
Landscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

[	I		· · · · · · · · · · · · · · · · · · ·
	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		AMBER = negative impact on townscape
rownscape	enhance the		character, incapable of mitigation.
	diversity and		
	-		Minor Negativa Impost (development
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		an adverse effect on the townscape of
	appropriate design		Linton by intensifying the residential use of
	and scale of		the site with the resultant reduction in the
	development?		current garden setting with a single
			property.
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
lionago	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
	-		impacts capable of appropriate mitigation
	archaeological, or		Minor Nogotivo Impost on historia Assot
	cultural interest		Minor Negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) –
	conservation		Adverse effect due to prominence of site
	areas, listed		and loss of significant open green space,
	buildings,		trees and hedged frontage on approach and
	registered parks		in foreground of views of listed buildings.
	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
			development process.
<b>CLIMATE CHA</b>	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 1 and no drainage issues that
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING	<b>)</b>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	· ·		

	space?	Neutral impact (existing features retained or
Distance	How for is the	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.0km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,051m ACF from centre of the site to
	teenagers?	Linton 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	from the nearest	
Local Centre	District or Local	269m ACE to the High Street Josetian
Local Centre		368m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	467m ACF from centre of site to Linton
	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
		replacement / appropriate mitigation
	engagement in	
	community activities?	possible.
	activities?	No facilities last and remain facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY		

(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	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.
Employ (month	local centres?	RED = >3km
Employment - Accessibility	How far is the nearest main	RED = >3KIII
Accessionity	employment	4.6km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	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 infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties which could arise if all the SHLAA sites
	broaubanu?	within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
- apacity	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	207m ACF from centre of site to Linton
		Heights Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Linton
		Village College.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station	four criteria below.	GG = Within 400m (6) 160m ACF from the centre of the site to the
Frequency of Public Transport		nearest bus stop. A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 31 Minutes from Linton to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts 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.



Agricultural

Land

	haat and mart		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION			
Air Quality	Would the		GREEN = Minimal, no impact, reduced
·	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		
AQIMA			GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Some minor to moderate additional
	receptor or		road traffic noise generation impact on
	generator		existing residential due to development
	(including		related car movements but dependent on
	compatibility with		location of site entrance. Likely to be traffic
	neighbouring		noise from A1307 since it adjacent to the
	uses)?		southern boundary of the site. The impact of
			existing noise on any future residential in
			this area is a material consideration in terms
			of health and well-being and providing a
			high quality living environment. Should be
O and a main at is a			possible to mitigate.
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 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
		and the second	
			impact on groundwater, e.g. as part of
BIODIVERSITY			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
<b>BIODIVERSITY</b> Designated Sites	Will it conserve protected species		impact on groundwater, e.g. as part of

<b></b>			
	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
Diouiversity			•
	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
innaoiraoiaro	and green spaces,		of appropriate mitigation
	through delivery of		
			Noutral impact (aviating factures rateined
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		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 part of the open
			undulating farmland that extends eastwards
			from the village that is an important part of
			the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	· · · · · · · · ·		

	1		
	enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Prominent site on approach to modern part of village. 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			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
	TH AND WELL BEING	5	
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		AMBER = 1-3km
Facilities	sports facilities?		1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space for children and teenagers?		1,449m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for		AMBER = No Impact
Tavellei	the accommodation		No effect on pitch or plot provision.

needs of Gypsies and Travelling     and Travelling       Distance:     How far is the site from the nearest     R = >800m       District or Local Centre     How far is the site from eage of defined Cambridge     R = >800m       District or Local centre?     Bistrict or Local centre?     813m ACF to the High Street - location chosen as representation of central point of these services and facilities.       Distance: City Centre     How far is the site from edge of defined Cambridge     R = >800m       Distance: OP Service     How far is the nearest health centre or OP service?     R = >800m       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 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.       Integration with Existing Communities     How well would the development the site integrate with existing communities?     AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.       Cambridge     AMBER = No effect or would support the vitality and valos of Cambridge?			
Travelling Showpeople?R = >800mDistance: District or Local CentreHow far is the site from the nearest District or Local centre?R = >800mDistance: City CentreHow far is the site from edge of defined CambridgeR = >800mDistance: GP ServiceHow far is the nearest health centre or GPR = >800mServicenearest health centre or GP916m ACF from centre of site to Sawston Medical Centre.Key Local FacilitiesWill it improve quality and range of key local service?AMBER = No impact on facilities (or satisfactory mitigation proposed). of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.Integration with Existing CommunitiesHow well would the development on the site integrate with existing communities?GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development on the site integrate with existing communities?ECONOMYDoes it address packets of income and employment deprivation deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result 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		needs of Gypsies	
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Shopping         Will it protect the         GREEN = No effect or would support the		-	
shopping vitality and viability of existing centres.	Shopping	Will it protect the	GREEN = No effect or would support the
		shopping	vitality and viability of existing centres.

	hi ana nalara	
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and 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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated         School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT	<b></b>	
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.

	le there lligh	DED. Comises do so not monthly
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
	Scoring mechanism has	GREEN = Score 15-19 from 4 chiena below
Transport		Total score of 16.
Score (SCDC)	been developed to 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		272m ACF from the centre of the site to the
		nearest bus stop (13/A/B/X13).
Frequency of		A = 30 minute frequency (3)
Public		
Transport		30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		0.04 line ACE from the control of the site to
Centre		8.91km ACF from the centre of the site to
Distance	Llow for in the site	Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	8,782m ACF from centre of the site to
Station	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
100033	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	UPDATE: Score changed from Green to
		Red to reflect Highways Authority's
		concerns with regards to the accident
		record of the A1307.
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): SC101			
Consultation Reference numbers:			
	n (to the north of Tower View and Balsham Road),		
Linton			
Мар:			
LINTON CP	Buenders Vard Hill View 63m Comment View 63m Comment View 63m Comment View 63m Comment View 63m Comment View 63m Comment Comme		
<b>Site description:</b> The site in on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.			
The site itself consists of an arable field.			
Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.			
Current use(s): Agricultural			
Proposed use(s): Approximately 235-350 dwellings with public open space			
Site size (ha): South Cambridgeshire: 18.16 ha.			
Potential residential capacity: 272 dwellings (30 dph)			
LAND PDL Would	RED = Not on PDL		

PDL

	development make	
	use of previously	
	developed	
Λαμίο	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
WITTET als	sterilisation of	safeguarded area.
	economic mineral	Salegualded alea.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 in Quanty	development of the	impact.
	sites result in an	inpuot.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	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	To the East of site approximately 50m away
	is developed, as a	is a Scrapyard at Hill View, Balsham Road.
	receptor or	Therefore those parts of the site closest to
	generator	this will create significant negative impacts
	(including	which are incapable of mitigation. However
	compatibility with	this is a large site and mitigation would be
	neighbouring	possible on the majority of the site.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Containination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		This site is adjacent to a scrapyard and
		there appears to be some overspill close to
		the site boundary that may have
		contaminated land. Unlikely to be an issue
		but should more evidence come to light
		could be conditioned. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
		-

	appapas the sucles.	
BIODIVERSITY	enhance the quality of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
	Will it conserve	GREEN - Doos not contain, is not adjacent
Designated Sites	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	AMBER - Development would have a
	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.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation</li> </ul>

			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HE	
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 site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHA</b>	NGE		
Renewables	Will it support the		AMBER = Standard requirements for

[	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and teenagers?		1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling		No effect on pitch or plot provision.
Distance	Showpeople?		D
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP service?		781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Limited scope to integrate a much smaller part of the site, closest to the road frontage.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.3km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	<ul> <li>G = No loss of employment land / allocation is for employment development</li> <li>Development would have no effect on employment land or premises.</li> </ul>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

	1	
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	404m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Linton
Control	00110011	Village College.
TRANSPORT		vinage conoge.
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
		<b>o</b> ,
HQPT	la thara High	facilities/school. Poor quality off road path. RED = Service does not meet the
	Is there High	
	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 13.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		668m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
journey time to City Centre		31 Minutes from Linton to Cambridge.
• •		31 Minutes from Linton to Cambridge. G = 5km to 10km (4)
City Centre Distance for		
City Centre		
City Centre Distance for cycling to City		G = 5km to 10km (4)
City Centre Distance for cycling to City	How far is the site	G = 5km to 10km (4) 9.39km ACF from the centre of the site to
City Centre Distance for cycling to City Centre Distance:		G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
City Centre Distance for cycling to City Centre	How far is the site from an existing or proposed train	G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.

	station?	Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
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): SC102			
Consultation Reference numbers:			
Site name/address: Land to the east of Linton	n (Bartlow Road), Linton		
Мар:			
Linton Heights Junior Sciool Sam Pince Pince Direction Pince Direction Direc	nton kind kind kind kind kind kind kind kin		
	dge of Linton either side of the Bartlow Road – with e road. It is located very close to the junction with		
The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.			
	rubland created when the Bartlow Road was re- ming the southern boundary, which has the original		
It is adjoining Site 199 and Site 104, and is pa <b>Current use(s):</b> Agricultural	rt of a larger Site 120.		
<b>Proposed use(s):</b> Approximately 235-350 dwellings with public open space (Combined total for two submitted sites – Site 101)			
Site size (ha): South Cambridgeshire: 1.42 h	a.		
Potential residential capacity: 29 dwellings	(30 dph)		
LAND			

PDL	Would	RED = Not on PDL
	development make	

	use of previously developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it is so close to site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well- being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

	1		
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	 7		Sustainable Drainage Systems (Suus).
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts.
	conservation		
	interest, and		
	geodiversity?		
	(Including International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat restoration (helping		existing features that warrant retention can 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)?		
ТРО	Are there trees on site or immediately		GREEN = Site does not contain or adjoin any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Noutral impact (ovicting features retained
	green		Neutral impact (existing features retained, or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	anuscape		commote with landscape character, minut

			· · · · · · · · · · · · · · · · · · ·
-	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, 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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	_		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	j	
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

Diatanaa	Llow for is the	AMBER = 1-3km
Distance: Outdoor Sport	How far is the nearest outdoor	
Facilities	sports facilities?	1.7km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,692m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >00011
Local Centre	District or Local	992m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	1,108m ACF from centre of site to Linton
	service?	Health Centre.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
racinities	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No facilities last, and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
	communities?	
ECONOMY	<u>.</u>	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of

deprivation particularly in Abbey Ward and Kings Hedges?Multiple Deprivation 2010.Would allocation result in development in deprived wards of Cambridge?GREEN = No effect or would support the vitality and viability of Cambridge?ShoppingWill it protect the shopping hierarchy, supporting the intext that a viability of existing centres.Employment - AccessibilityCambridge, town, district and local centres?Employment - LandHow far is the nearest main employment tand, or deliver new employment tand, or deliver new employment tand, or deliver new employment tand, or deliver new employment tand?UtilitiesWill it improve the level of investment infrastructure, including community services and infrastructure, infrastructure, including communications infrastructure, including communications capacity with he distribution zone to supply the number of proposed properiles within the distribution zone to supacity the i	<b></b>		
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School     school?     683m ACF from centre of site to Linton Heights Junior School       Distance:     How far is the     A = 1 to 3 km			A = 400 - 800m
Distance:     How far is the     Heights Junior School	-		
Distance: How far is the A = 1 to 3 km	School	school?	
	1	1	Heights Junior School
Secondary nearest secondary			•
	Distance:	How far is the	A = 1 to 3 km

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		<ul><li>A = 31 to 40 minutes (3)</li><li>31 Minutes from Linton to Cambridge.</li></ul>
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC103	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton	n (land north of Horseheath Road), Linton
Map:	
•	
567 100 100 100 100 100 100 100 10	63m
Road. There are two detached properties to the	dge of Linton on land to the north of Horseheath he west of the site on Horseheath Road and the uses in Bawtree Crescent form the western edge
on the horizon. A hedge forms part of the north The extended eastern boundary is formed by eastern boundary leading from Horseheath F	20. It is adjacent to site 198 to the north; and sites
Current use(s): Agricultural Proposed use(s): Approximately 80-130 dwe	llings with public open space
Site size (ha): South Cambridgeshire: 6.53 ha	
Potential residential capacity: 147 dwellings	; (30 dph)
LAND	

PDL

Would

RED = Not on PDL

Agricultural Land Minerals	development make use of previously developed land? Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves?	GREEN = Neutral. Development would not affect grade 1 and 2 land. GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		I
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)?	<ul> <li>AMBER = Adverse impacts capable of adequate mitigation</li> <li>Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance</li> </ul>
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY	1		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
	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) - the site is prominently located

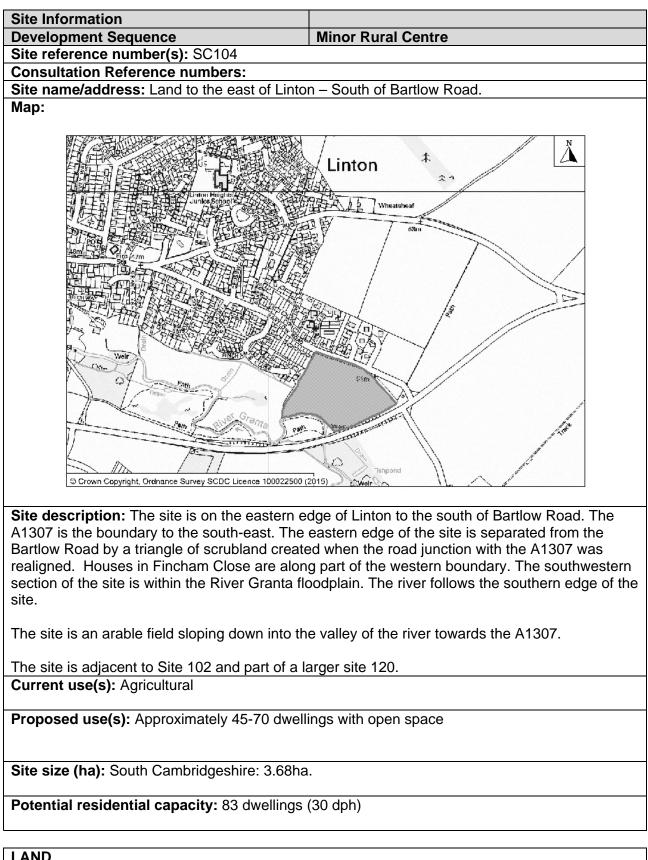
			part of the rolling countryside looking towards Rivey Hill that is an important part
			of the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		, ,
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
Heritage	purposes? Will it protect or		RED = Site contains, is adjacent to, or
пепкауе	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 is likely to interrupt the views
	buildings,		from the historic centre of the village
	registered parks		towards the slopes of Rivey Hill and the
	and gardens and		Water Tower which is grade II listed.
	scheduled		Adverse effect on setting of Conservation
	monuments)?		Area and of numerous listed buildings due
			to the prominence of the site on slopes of
			Rivey Hill, in views in vista along High
			Street and as backdrop to listed buildings.
			Archaeological potential will require further
			information but the assumption for a neutral impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
		; 	
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?	1.5km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
1 aciiilles	for children and	1,559m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
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	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	930m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	1,007m ACF from centre of site to Linton
	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	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 is poorly related to the existing built-up
5000000		area.
ECONOMY	Deee it e data	AMDED Not within an adjacent to the 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no offect on
	supporting the vitality	Development would have no effect on vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
	employment	Cambridgeshire 017C (Granta Park)
-	centre?	
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including communications	required, but constraints can be addressed.
	infrastructure and	There is insufficient spare mains water 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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
<b>F</b> alvestise		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
		Heights Junior School

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Linton
Control		Village College.
TRANSPORT	I	
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)?	
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		G = Within 600m (4)
stop / rail		
station		525m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport journey time to		31 Minutes from Linton to Cambridge.
City Centre		ST Minutes nom Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.22km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,850m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Incufficient experity or ecocor constraints
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.

Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out

BIODIVERSITY     Sustainable Drainage Systems (Suds).       BIODIVERSITY     Sustainable Drainage Systems (Suds).       Biograted     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 interest, and geodiversity? (Including International and locally designated sites)     GREEN = Does not contain, is not adjacent to 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 interest, and geodiversity? (Including International and locally designated sites)     AMBER = Development would have a 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)?     AMBER = Development would have a negative impact on existing features or network links but capable of 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       TPO     Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?     AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation and access to infrastructure?       Green infrastructure?     AMBER = No significant opportunitities or loss of existing geature				
BIODIVERSITYSustainable Drainage Systems (Suds).BIODIVERSITYDesignated SitesWill 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 interest, and geodiversity? (Including International and locally designated sites)GREEN = Does not contain, is not adjacent to designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationBiodiversityWould 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 will be achieved through the development process.TPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreen Infrastructure?AMBER = No significant opportunities or los of existing green infrastructure capable of appropriate mitigation and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of <br< td=""><td></td><td></td><td></td><td></td></br<>				
Designated Sites       Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)       GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts         Biodiversity       Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?       AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation         TPO       Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?       GREEN = Site does not contain or adjoin any protected trees         Green Infrastructure       Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?       AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation measures would be achieved through the development process.				appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of
Sitesprotected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impactsBiodiversityWould development reduce habitat ragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity to achieve Biodiversity to achieve Biodiversity chineAMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?AMBER = No significant opportunities or loss of existing greatures retained, or appropriate mitigation and access to green infrastructure?Green Infrastructure?Will it improve access to wildlife and access to green infrastructure?AMBER = No significant opportunities or loss of existing grean infrastructure capable of appropriate mitigation measures would be achieved through the devisiting no subjelo).				
locally designated sites)AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation 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 mitigationTPOAre there trees on site or immediately adjacent protected by a Tree 		protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		to designated for nature conservation or recognised as containing protected species, or local area will be developed as
BiodiversityWould development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieveAMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreen InfrastructureWill it improve access to wildlife and green spaces, through delivery of 		locally designated		
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)?negative impact on existing features or network links but capable of appropriate mitigationTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreen InfrastructureWill 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 apropriate mitigation Neutral impact (existing features retained, or appropriate mitigation propriate mitigation measures would be achieved through the deexelopment process.		· · · ·		
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.TPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreenWill 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 propriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	Biodiversity	development reduce habitat fragmentation,		negative impact on existing features or network links but capable of appropriate
site or immediately adjacent protected by a Tree Preservation Order (TPO)?any protected treesGreen InfrastructureWill it improve access to wildlife and green spaces, through delivery of and access to 		native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		existing features that warrant retention can be retained or appropriate mitigation will be
GreenWill 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 mitigationNeutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	TPO	site or immediately adjacent protected by a Tree Preservation Order		-
and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.		Will it improve access to wildlife and green spaces,		loss of existing green infrastructure capable
		and access to green		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
,	LANDSCAPE, 1	OWNSCAPE AND C	ULTURAL HI	

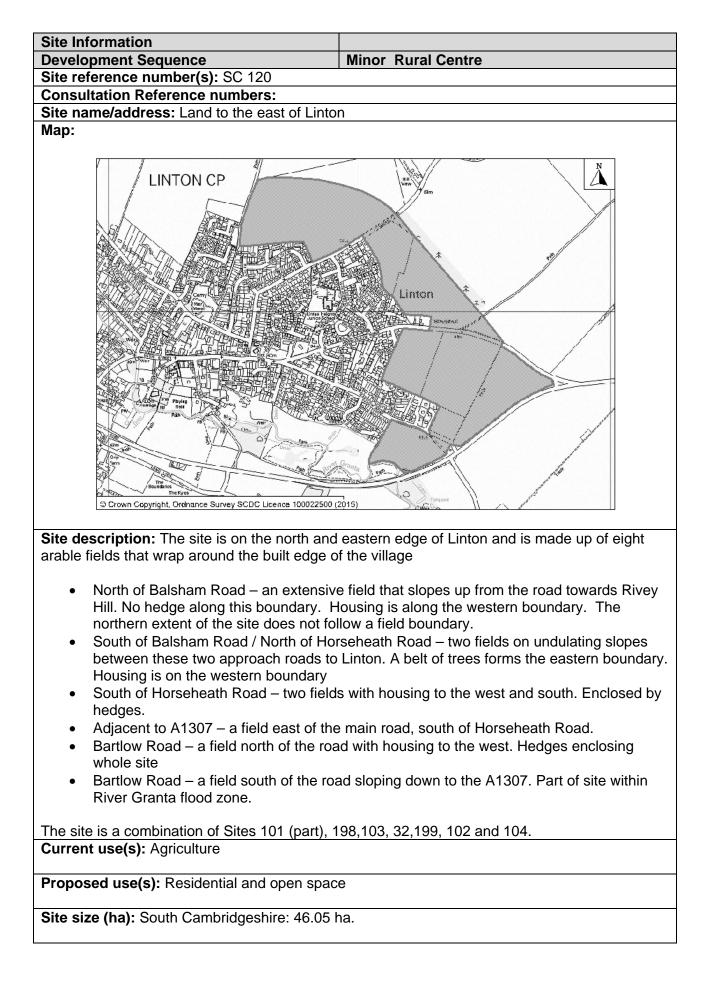
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is located in a prominent position on an exposed edge visible in the wider countryside. (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?	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
	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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
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 Majority of site Flood Zone 1. However slightly less than a quarter of southwestern part of the site is within Flood Zone 2 -

			drainage issues capable of being appropriately addressed
HUMAN HEAL	H AND WELL BEING	;	, , <b>.</b>
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 991m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration

with Existing	dovelopment on	with ovicting communities
with Existing Communities	development on the site integrate	with existing communities
Communices	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
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	
Channing	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the vitality and viability of existing centres.
	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	5.1km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Ounties	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	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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000 volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
Capacity	capacity?	
		School capacity not sufficient, but
	1	

		alwalfa ant factors and have de mortale.
		significant issues can be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = +00 - 000m
School	school?	646m ACF from centre of site to Linton
Concor		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Linton
		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
HQPT	Is there High	facilities/school. Poor quality off road path. 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 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		
station		93m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		04 Minutes from Lister to Osmboldus
journey time to		31 Minutes from Linton to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		G = JKIII (U   UKIII (4)
Centre		8.60km ACF from the centre of the site to
Contro		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,786m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Insufficient experity or excess constraints
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated.
		that cannot be adequately milligated.

		Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts



## Potential residential capacity: 691 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make use of previously developed	
	land?	
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.
	versatile agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring
	is developed, as a receptor or generator (including compatibility with	uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this
	neighbouring uses)?	very large site are close to the A1307 so likely to be affected by traffic noise The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-
		being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination

	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 affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		CREEN - Doos not contain is not adjacent
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	AMBER = Development would have a 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.
ТРО	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	Neutral impact (existing features retained,

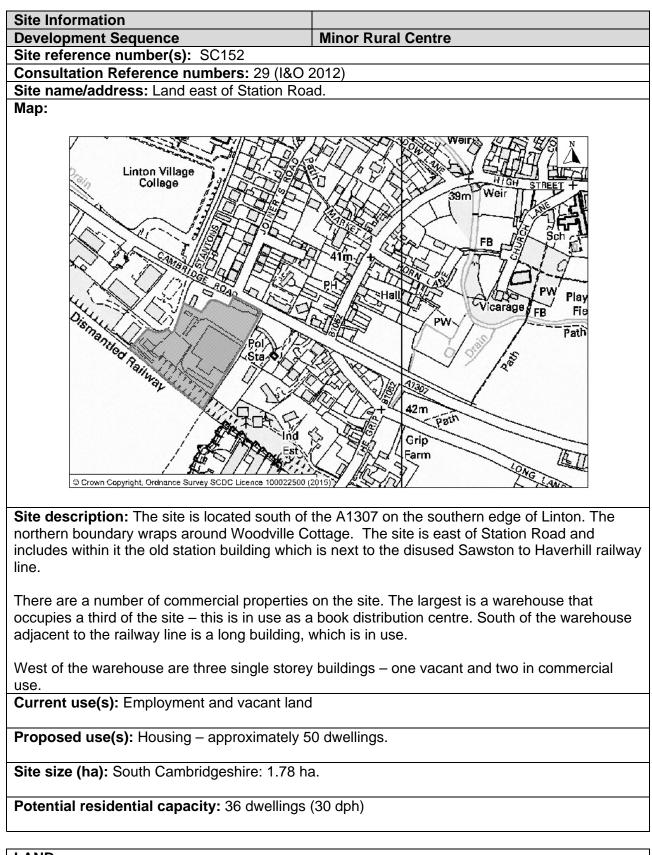
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	JLTURAL HERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	<ul> <li>GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)</li> <li>Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.</li> </ul>
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</li> <li>Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</li> </ul>

			(Update to reflect significant impact identified in SHLAA)
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
			Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	6	
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?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<ul> <li>GREEN = &lt;400m or onsite provision</li> <li>Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.</li> <li>1,608m ACF from centre of the site to Linton Recreation Ground.</li> </ul>
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 954m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,041m ACF from centre of site to Linton 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	RED = Limited scope for integration with
Integration		
with Existing Communities	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	The extension reals of the site is such of
	communities?	The extensive scale of the site is out of
		proportion to the existing settlement and
		difficult to integrate.
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
, 1000000000000000000000000000000000000	employment	4.9km ACF from centre of site to South
	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Lanu	in the loss of	
	employment land, or deliver new	
	LOLOEUVELDEW	

	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,	Major 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
	bioaubaliu :	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		-
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.7km ACF from centre of site to Linton
		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)
	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		G = Within 600m (4)
stop / rail		
station		473m ACF from the centre of the site to the

		nearest bus stop.
Frequency of Public		A = 30 minute frequency (3)
Transport Public transport		A = 31 to 40 minutes (3)
transport journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		9.14km ACF from the centre of the site to Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	8,901m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	AMBER = No impacts
	or cycling facilities?	



LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	-
	use of previously	Whole previously developed land.

	developed	
Anninester	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
Minerale	agricultural land?	ODEEN. Cita is not within an allocated an
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		
AQIMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dollution	A14?	DED Cignificant advaraging acts
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	Will proote significant pagetive imposts to
	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. There is
	generator	an industrial type estate to the West and noise is material considerations in terms of
	(including compatibility with	
		health and well-being and providing a high
	neighbouring	quality living environment. Environmental
	uses)?	Health currently object to this site and
		before any consideration is given to
		allocating this site for residential
		development it is recommended that these
		noise and odour constraints are thoroughly
		investigated and duly considered /
		addressed including consideration of
		mitigation by undertaking odour and noise
		impact / risk assessments in accordance
		with PPG 24 Planning and Noise and
Contamination	le thore possible	associated guidance. AMBER = Site partially within or adjacent to
Contamination	Is there possible contamination on	
	the site?	an area with a history of contamination, or
		capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)
		Denenis Subject to appropriate mitigation)
		This site has an old railway line running
		through it and also an area of previous
		industrial/commercial land and therefore
	l	

		and the second
		may have contaminated land. Potential for minor benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
Water	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	/	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated sites)	
Biodiversity	Would	AMBER = Development would have a
	development	negative impact on existing features or
	reduce habitat	network links but capable of appropriate
	fragmentation,	mitigation
	enhance	
	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	Nine lime trees are listed along the western
	Preservation Order	side of the site adjoining Station Road.
Croop	(TPO)?	AMPER - No aignificant appartunities or
Green Infrastructure	Will it improve access to wildlife	AMBER = No significant opportunities or loss of existing green infrastructure capable
	and green spaces,	of appropriate mitigation
	and green spaces,	

	through delivery of	
	and access to	Neutral impact (existing features retained,
	green	or appropriate mitigation possible).
	infrastructure?	Assumptions for a neutral impact include
	Initiastructure?	
		that appropriate design and mitigation
		measures would be achieved through the
	L	development process.
Landscape	Will it maintain and	AMBER = negative impact on landscape
Lanuscape	enhance the	<b>o</b> 1
		character, incapable of mitigation.
	diversity and	Noutral impost (separally compatible, or
	distinctiveness of	Neutral impact (generally compatible, or
	landscape	capable of being made compatible with local
	character?	landscape character). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
		Development of site could provide an
		opportunity for improved landscaping of site.
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	Could provide opportunity to improve setting
	appropriate design	of adjoining listed building.
	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) –
	conservation	important part of the setting of a Listed
	areas, listed	buildings adjoining the site. Archaeological
	buildings,	potential will require further information but
	registered parks	the assumption for a neutral impact is that it
	and gardens and	is likely appropriate mitigation can be
	scheduled	achieved through the development process.
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk

			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
			Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision
Facilities	sports facilities?		0.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 474m ACF from centre of the site to Linton Recreation Ground.
Gypsy & Traveller	Will it provide for the		AMBER = No Impact
	accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or	How far is the site from the nearest		A = 400 - 800m
Local Centre	District or Local centre?		762m ACF to the High Street - location chosen as representation of central point of these 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		A = 400 - 800m
	centre or GP service?		703m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities
	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
			No facilities lost, and no new facilities proposed directly as a result of the development.

	<u> </u>	
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 separated from the village facilities and
ECONOMY		services by the busy A1307.
ECONOMY Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
<b>F</b> aceles we cant	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	R = Significant loss of employment land and
Land	development result	job opportunities not mitigated by alternative
	in the loss of	allocation in the area (> 50%)
	employment land, or deliver new	Development would have significant
	employment land?	Development would have significant negative effect on employment
		opportunities, as a result of the loss of
		existing employment land. There are
		currently a number of employment uses on
		the site - a large warehouse occupies a third
		of the site and is in use. Of the three further
		large buildings two are in use and one
		vacant.
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
1	broadband?	which could arise if all the SHLAA sites
	Dibaubanu?	within the zone were to be developed. The

		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately mitigated
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	608m ACF from centre of site to Linton
		Infants School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.4km ACF from centre of site to Linton
		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
	la thana Llinh	facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public Transport (at edge	requirements of a high quality public 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	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		127m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport Public		A = 31 to 40 minutes (3)
transport		$\Delta = 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$
journey time to		31 Minutes from Linton to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.23km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	7,277m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints

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

Site Information				
Development Sequence	Minor Rural Centre			
Site reference number(s): SC015				
Consultation Reference numbers:				
Site name/address: 1 Horseheath Road, Lint	on			
Мар:				
Crown Copyright. Ordnance Survey SCDC Licence 100022500 (	Linton Barrier Same			
<b>Site description:</b> The site is located within the Road as it extends eastwards through the villa	e built up area of Linton at the start of Horseheath age.			
	ith a hedge forming the boundary with the road. To community centre with its associated car parking.			
Parsonsage Way which are part of a new hou Road, which is a large property built in the 196	-			
The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.				
Current use(s): House and Garden				
Ganeni use(s). House and Galden				
Proposed use(s): 10-11 houses and flats with associated play area				
Site size (ha): South Cambridgeshire: 0.28 ha.				
Potential residential capacity: 6 dwellings (3	Potential residential capacity: 6 dwellings (30 dph)			
LAND				
PDL Would	RED = Not on PDL			

	development make	
	use of previously developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an	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 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 additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated. Site is adjacent to former industrial / commercial land. Requires assessment. Can be conditioned
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

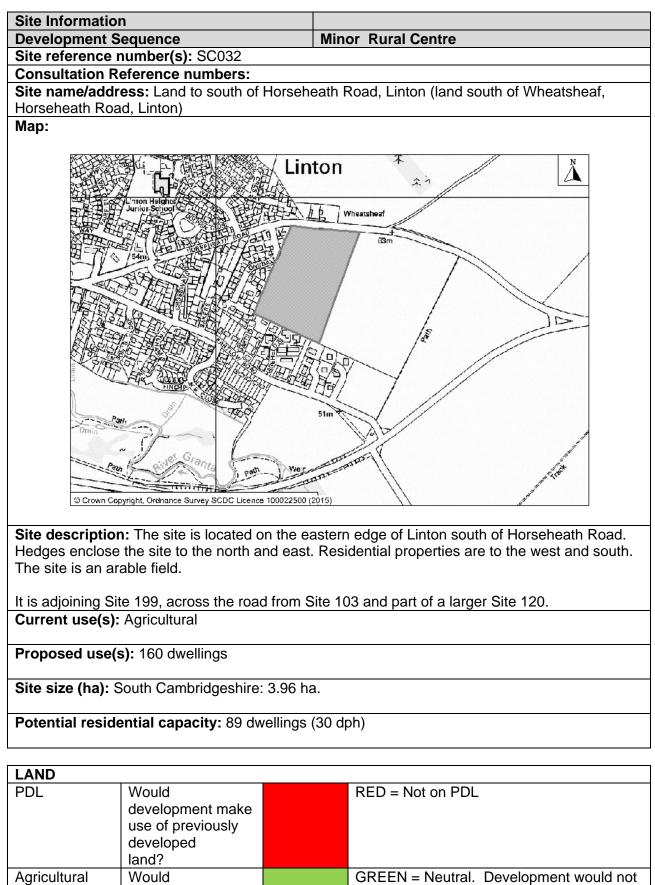
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			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		<ul> <li>AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</li> <li>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.</li> </ul>
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

distinctiveness of landscape character?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.TownscapeWill it maintain and enhance the diversity and distinctiveness of townscape character, including through and scale of development?AMBER = negative impact on townscape character, incapable of mitigation - an adverse effect on the townscape of mitigation) - an adverse effect on the townscape of Linton by intensifying the residential use of the site with the resultant reduction in the site have on Green BeltGreen BeltWhat effect would the development of this site have on Green BeltGREEN = No impact or Minor positive impact on Green Belt purposes?HeritageWill it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed and loss of significant open green space, nultings, registered parks and algreen sand scheduled monuments)?CLIMATE CHANGECLIMATE CHANGE RenewablesKentalesWill it support the use of renewable energy resources?Flood RiskIs site at flood risk?GREEN = Flood Zone 1 / low risk.Flood RiskIs site at flood risk?Green BeltWill it support the use of renewablesGreen BeltWill it support the use of renewablesGreen BeltWill it support the use of renewablesGreen BeltMinor Negative Impact on			
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.TownscapeWill it maintain and enhance the diversity and distinctiveness of townscape character, including appropriate design and scale of development?AMBER = negative impact on townscape character, including through appropriate design and scale of development?Green BeltWhat effect would the development of this site have on Green BeltGREEN = No impact or Minor positive impact on formed states, features or areas of historical, arechaelogical, or cultural interest (including conservation areas, listed 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 impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect due to prominence of site and scale of development of cultural interest (including conservation areas, listed 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 impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect due to prominence of site and gardens and scheduled monuments)?RenewablesWill it support the use of renewable energy resources?Flood RiskIs site at flood risk?Green 1 to RiskAMBER = Standard requirements for renewables would apply energy re		diversity and	local landscape character, or provide minor
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.TownscapeWill it maintain and enhance the diversity and distinctiveness of townscape character, including appropriate design and scale of development?AMBER = negative impact on townscape character, incapable of mitigation.Green BeltWhat effect would the development of character setting with a single property.GREEN = No impact or Minor positive impact on Green Belt or purposes?HeritageWill it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including, including, archaeological, or cultural interest (including, archaeological, or cultural interest (including, archaeological, or cultural interest (including, iregistered parks and gardens and scheduled monuments)?AMBER = Site contains, is adjacent to, or within the setting of such sites, impact on historic Assets (including, archaeological, or cultural interestCLIMATE CHANCECLIMATE CHANCERenewablesWill it support the use of renewable and gardens and scheduled monuments)?RenewablesWill it support the use of renewable and gardens and scheduled monuments)?Flood Zone 1 and no drainage issues that			improvements)
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.TownscapeWill it maintain and enhance the diversity and distinctiveness of townscapeAMBER = negative impact on townscape character, including negative impacts incapable of mitigation.TownscapeMinor Negative Impact (development conscape of character, including and scale of development?Green BeltWhat effect would the development of this site have on Green BeltGREEN = No impact or Minor positive impact on Green Belt purposes?HeritageWill 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 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 Adverse effect due to prominence of site and loss of significant open green space, trees and hedged frontage on approach and in foreground of views of listed buildings, and gardens and scheduled monuments)?CLIMATE CHANGE RenewablesMill it support the us of renewable energy resources?Flood RiskIs site at flood risk?Green 1 site at flood risk?GREEN = Flood Zone 1 / low risk.Flood Zone 1 and no drainage issues that		landscape	
Image: Section of the section of th		character?	Neutral impact (generally compatible, or
Indext and the second			capable of being made compatible with local
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Flood Zone 1 and no drainage issues that	Flood Risk		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
cannot be appropriately addressed			cannot be appropriately addressed
HUMAN HEALTH AND WELL BEING			ounnot be appropriately addressed
			CREEN - Assumas minimum on site
	Open Space		
quantity and quality provision to adopted plan standards is			
of publically provided onsite		. ,	provided onsite
accessible open		accessible open	

Distance: H Outdoor Sport r Facilities s Distance: Play H Facilities r function	space? How far is the nearest outdoor sports facilities? How far is the	Neutral impact (existing features retained or appropriate mitigation). GREEN = <1km or onsite provision
Outdoor Sport Facilities s Distance: Play Facilities r function	nearest outdoor sports facilities?	
Outdoor Sport Facilities r Distance: Play Facilities r function	nearest outdoor sports facilities?	GREEN = < 1Km of onsite provision
Facilities s Distance: Play Facilities f function function f	sports facilities?	
Distance: Play H Facilities r f		
Facilities r f	How far is the	1.0km ACF from centre of the site to Linton
Facilities r f	How far is the	Recreation Ground.
f t		RED = >800m
t	nearest play space	
	for children and	1,051m ACF from centre of the site to
GUDEN 8	teenagers?	Linton Recreation Ground.
Gypsy & V	Will it provide for	AMBER = No Impact
	the	
E	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
	How far is the site	G = <400m
	from the nearest	
	District or Local	269m ACE to the High Street Josetion
		368m ACF to the High Street - location
C	centre?	chosen as representation of central point of
		these services and facilities.
,	How far is the site	R = >800m
	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
	nearest health	
C	centre or GP	467m ACF from centre of site to Linton
S	service?	Health Centre.
Key Local V	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?)	
	Will it encourage	GREEN = Development would not lead to
	and enable	the loss of any community facilities or
		• •
	engagement in	replacement / appropriate mitigation
	community	possible.
a	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
	How well would the	GREEN = Good scope for integration with
•	development on	existing communities / of sufficient scale to
Communities t	the site integrate	create a new community.
v	with existing	
с	communities?	
ECONOMY		
	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 development in deprived wards of Cambridge?	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.6km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and 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 sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?	G = <400m 207m ACF from centre of site to Linton Heights Junior School.
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.1km ACF from centre of site to Linton Village College.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station		GG = Within 400m (6) 160m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3) 30 Minute Service.
Public transport journey time to City Centre		<ul><li>A = 31 to 40 minutes (3)</li><li>31 Minutes from Linton to Cambridge.</li></ul>
Distance for cycling to City Centre		G = 5km to 10km (4) 8.81km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,335m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts 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.



d	Would	GREEN = Neutral. Development would not
	development lead	affect grade 1 and 2 land.
	to the loss of the	

Land

	haat and mart		
	best and most		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION			
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact.
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		
AQIMA			GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Some minor to moderate additional
	receptor or		road traffic noise generation impact on
	generator		existing residential due to development
	(including		related car movements but dependent on
	compatibility with		location of site entrance. Likely to be traffic
	neighbouring		noise from A1307 since it adjacent to the
	uses)?		southern boundary of the site. The impact of
			existing noise on any future residential in
			this area is a material consideration in terms
			of health and well-being and providing a
			high quality living environment. Should be
Contomination	la thara naacihla		possible to mitigate.
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 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
	1		development process and will mitigate any
		and the second	
			impact on groundwater, e.g. as part of
BIODIVERSITY			impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated Sites	Will it conserve protected species		impact on groundwater, e.g. as part of

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		•
			network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	<b>Biodiversity Action</b>		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Crean			AMDED No significant apportunities or
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
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 part of the open
			undulating farmland that extends eastwards
			from the village that is an important part of
			the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
·······································			

	enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Neutral impact (existing features retained, or appropriate mitigation possible). Prominent site on approach to modern part of village. 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			I
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable energy resources?		renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	H 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?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,449m ACF from centre of the site to Sawston Recreation Ground.
Gypsy & Traveller	Will it provide for the		AMBER = No Impact
	accommodation		No effect on pitch or plot provision.

r			
	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		813m ACF to the High Street - location
	centre?		chosen as representation of central point of
			these services and facilities.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
Contro	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
Oel Vice	centre or GP		916m ACF from centre of site to Sawston
	service?		Medical Centre.
Kovlaad			
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		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
(Samonage)	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	and the second secon	
	deprived wards of		
	deprived wards of Cambridge?		
Shopping	deprived wards of		GREEN = No effect or would support the vitality and viability of existing centres.

		[]
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and 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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 405m ACF from centre of site to Linton Heights Junior School
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.5km ACF from centre of site to Linton Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.

HQPT	Is there High Quality Public	RED = Service does not meet the requirements of a high quality public
	Transport (at edge of site)?	transport (HQPT)
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		GG = Within 400m (6)
stop / rail station		272m ACF from the centre of the site to the
Station		nearest bus stop (13/A/B/X13).
Frequency of		A = 30  minute frequency (3)
Public		
Transport		 30 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		21 Minutos from Linton to Combridge
journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		8.91km ACF from the centre of the site to
Distances		Saffron Walden Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train	8,782m ACF from centre of the site to
Clairen	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is available capacity?	UPDATE: Score changed from Green to
		Red to reflect Highways Authority's
		concerns with regards to the accident
		record of the A1307.
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): SC101					
Consultation Reference numbers:					
	n (to the north of Tower View and Balsham Road),				
Linton					
Мар:					
LINTON CP	Buenders Vard Hill View 63m Comment View 63m Comment View 63m Comment View 63m Comment View 63m Comment View 63m Comment Comme				
Part of the southern boundary of the site adjoi To the east of the site is a breakers yard, whic land. Beyond the western boundary is an affor A bridleway follows this western boundary from	Hill. Residential properties are located on the bundaries to the site to the west, north and east. Ins the rear of residential properties in Tower View. In is separated from the site by a narrow strip of redable housing scheme built as an exception site.				
The site itself consists of an arable field.					
Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.					
Current use(s): Agricultural					
Proposed use(s): Approximately 235-350 dw	ellings with public open space				
Site size (ha): South Cambridgeshire: 18.16 h	na.				
Potential residential capacity: 272 dwellings	s (30 dph)				
LAND PDL Would	RED = Not on PDL				

PDL

<b></b>	<b>.</b>	1
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
j j	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	To the East of site approximately 50m away
	is developed, as a	is a Scrapyard at Hill View, Balsham Road.
	receptor or	Therefore those parts of the site closest to
	generator	this will create significant negative impacts
	(including	which are incapable of mitigation. However
	compatibility with	this is a large site and mitigation would be
	neighbouring	possible on the majority of the site.
	uses)?	poolisio on the majority of the olte.
	4000/.	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Containination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		This site is adjacent to a scrapyard and
		there appears to be some overspill close to
		the site boundary that may have
		contaminated land. Unlikely to be an issue
		but should more evidence come to light
		could be conditioned. Potential for minor
		benefits through remediation of minor
Motor	Mill it protect and	contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation

	appapas the sucles.	
BIODIVERSITY	enhance the quality of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
	Will it conserve	GREEN - Doos not contain, is not adjacent
Designated Sites	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	AMBER - Development would have a
	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.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?	<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation</li> </ul>

			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HE	
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 site is prominently located on the slopes of Rivey Hill that is an important part of the landscape setting of Linton.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Limited development along southern edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Site on prominent slopes of Rivey Hill as backdrop to list buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHA</b>	NGE		
Renewables	Will it support the		AMBER = Standard requirements for

[	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	5	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.1km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and teenagers?		1,209m ACF from centre of the site to Linton Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the accommodation needs of Gypsies and Travellers and Travelling		No effect on pitch or plot provision.
Distance	Showpeople?		D
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 770m ACF to the High Street - location chosen as representation of central point of these services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP	How far is the		A = 400 - 800m
Service	nearest health centre or GP service?		781m ACF from centre of site to Linton Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible.

		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Limited scope to integrate a much smaller part of the site, closest to the road frontage.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.3km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	<ul> <li>G = No loss of employment land / allocation is for employment development</li> <li>Development would have no effect on employment land or premises.</li> </ul>
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for

	1	
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	404m ACF from centre of site to Linton
		Heights Junior School
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Linton
Control	00110011	Village College.
TRANSPORT		vinage conoge.
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
		<b>o</b> ,
HQPT	la thara High	facilities/school. Poor quality off road path. RED = Service does not meet the
	Is there High	
	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 13.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		
station		668m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 Minutes from Linton to Cambridge.
journey time to City Centre		31 Minutes from Linton to Cambridge.
• •		31 Minutes from Linton to Cambridge. G = 5km to 10km (4)
City Centre Distance for		
City Centre		
City Centre Distance for cycling to City		G = 5km to 10km (4)
City Centre Distance for cycling to City	How far is the site	G = 5km to 10km (4) 9.39km ACF from the centre of the site to
City Centre Distance for cycling to City Centre Distance:		G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.
City Centre Distance for cycling to City Centre	How far is the site from an existing or proposed train	G = 5km to 10km (4) 9.39km ACF from the centre of the site to Saffron Walden Market.

	station?	Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
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): SC102					
Consultation Reference numbers:					
Site name/address: Land to the east of Linton	n (Bartlow Road), Linton				
Мар:					
Linton Heights Junior Sciool Sam Pince Pince Direction Pince Direction Direc	nton kind kind kind kind kind kind kind kin				
	dge of Linton either side of the Bartlow Road – with e road. It is located very close to the junction with				
The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.					
	rubland created when the Bartlow Road was re- ming the southern boundary, which has the original				
It is adjoining Site 199 and Site 104, and is pa <b>Current use(s):</b> Agricultural	rt of a larger Site 120.				
<b>Proposed use(s):</b> Approximately 235-350 dwellings with public open space (Combined total for two submitted sites – Site 101)					
Site size (ha): South Cambridgeshire: 1.42 h	a.				
Potential residential capacity: 29 dwellings	(30 dph)				
LAND					

LAND		
PDL	Would	RED = Not on PDL
	development make	

	use of previously developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an		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 problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it is so close to site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well- being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

			measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	/		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? Are there trees on		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. GREEN = Site does not contain or adjoin
	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		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.
· · · · · · · · · · · · · · · · · · ·	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		<ul><li>AMBER = negative impact on landscape character, incapable of mitigation.</li><li>Minor Negative Impact (Development conflicts with landscape character, minor</li></ul>

			· · · · · · · · · · · · · · · · · · ·
-	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, 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) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	_		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	j	
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	AWDER = 1-3KIII
Facilities	sports facilities?	1.7km ACF from centre of the site to Linton Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,692m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >00011
Local Centre	District or Local	992m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	1,108m ACF from centre of site to Linton
Kaulaaal	service?	Health Centre.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
raciinies	quality and range of key local	satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	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
	autivities?	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	Ŭ
	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 particularly in Abbey Ward and Kings Hedges?Multiple Deprivation 2010.Would allocation result in development in deprived wards of Cambridge?GREEN = No effect or would support the vitality and viability of Cambridge?ShoppingWill it protect the shopping hierarchy, supporting the intext that a viability of existing centres.Employment - AccessibilityCambridge, town, district and local centres?Employment - LandHow far is the nearest main employment tand, or deliver new employment tand, or deliver new employment tand, or deliver new employment tand, or deliver new employment tand?UtilitiesWill it improve the level of investment infrastructure, including community services and infrastructure, infrastructure, including communications infrastructure, including communications capacity with he distribution zone to supply the number of proposed properiles within the distribution zone to supacity the i	<b></b>		· · · · · · · · · · · · · · · · · · ·
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Distance:     How far is the     Heights Junior School	-		
Distance: How far is the A = 1 to 3 km	School	school?	
	1	1	Heights Junior School
Secondary nearest secondary			•
	Distance:	How far is the	A = 1 to 3 km

School	school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT	I	
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) 64m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		A = 30 minute frequency (3)
Public transport journey time to City Centre		<ul><li>A = 31 to 40 minutes (3)</li><li>31 Minutes from Linton to Cambridge.</li></ul>
Distance for cycling to City Centre		G = 5km to 10km (4) 8.72km ACF from the centre of the site to Saffron Walden Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 8,936m ACF from centre of the site to Whittlesford 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. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme
Non-Car Facilities	Will it make the transport network	comes forward a detailed analysis of access points onto the A1307 will need to be completed. AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

Site Information	
Development Sequence	Minor Rural Centre
Site reference number(s): SC103	
Consultation Reference numbers:	
Site name/address: Land to the east of Linton	n (land north of Horseheath Road), Linton
Map:	
•	
567 100 100 100 100 100 100 100 10	63m
Road. There are two detached properties to the	dge of Linton on land to the north of Horseheath he west of the site on Horseheath Road and the uses in Bawtree Crescent form the western edge
on the horizon. A hedge forms part of the north The extended eastern boundary is formed by eastern boundary leading from Horseheath F	20. It is adjacent to site 198 to the north; and sites
Current use(s): Agricultural Proposed use(s): Approximately 80-130 dwe	llings with public open space
Site size (ha): South Cambridgeshire: 6.53 ha	
Potential residential capacity: 147 dwellings	; (30 dph)
LAND	

PDL

Would

RED = Not on PDL

Agricultural Land Minerals	development make use of previously developed land? Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral reserves?	GREEN = Neutral. Development would not affect grade 1 and 2 land. GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		I
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)?	<ul> <li>AMBER = Adverse impacts capable of adequate mitigation</li> <li>Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance</li> </ul>
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of

			Sustainable Drainage Systems (Suds).
BIODIVERSITY	1		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		<ul> <li>AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</li> <li>Neutral impact (existing features retained, or appropriate mitigation possible).</li> <li>Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.</li> </ul>
	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) - the site is prominently located

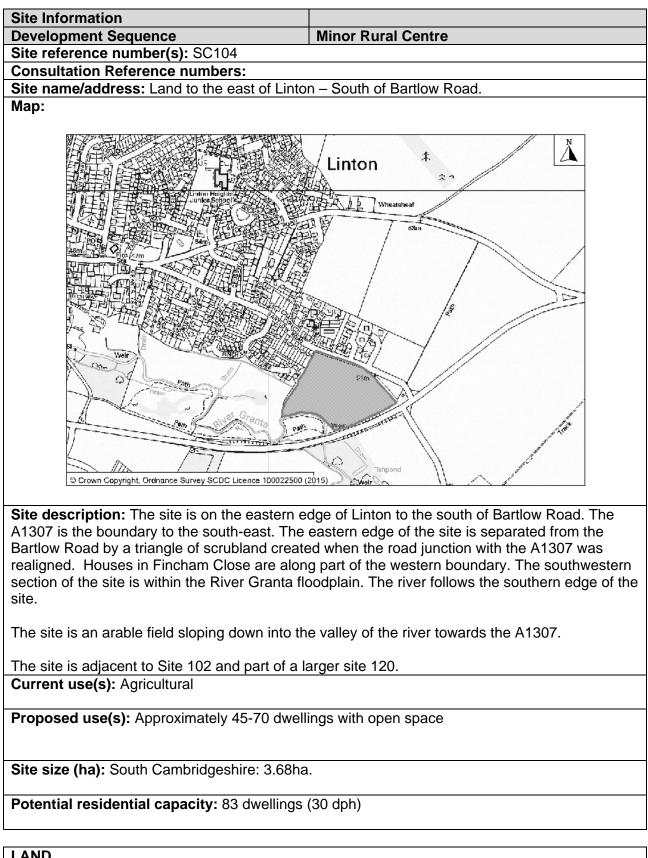
			part of the rolling countryside looking towards Rivey Hill that is an important part
			of the landscape setting of Linton.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		, ,
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
Heritage	purposes? Will it protect or		RED = Site contains, is adjacent to, or
пепкауе	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 is likely to interrupt the views
	buildings,		from the historic centre of the village
	registered parks		towards the slopes of Rivey Hill and the
	and gardens and		Water Tower which is grade II listed.
	scheduled		Adverse effect on setting of Conservation
	monuments)?		Area and of numerous listed buildings due
			to the prominence of the site on slopes of
			Rivey Hill, in views in vista along High
			Street and as backdrop to listed buildings.
			Archaeological potential will require further
			information but the assumption for a neutral impact is that it is likely appropriate
			mitigation can be achieved through the
			development process.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
		; 	
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?	1.5km ACF from centre of the site to Linton
		Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
1 aciiilles	for children and	1,559m ACF from centre of the site to
	teenagers?	Linton Recreation Ground.
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	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	930m ACF to the High Street - location
	centre?	chosen as representation of central point of
		these 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	1,007m ACF from centre of site to Linton
	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	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 is poorly related to the existing built-up
5000000		area.
ECONOMY	Deee it e data	AMDED Not within an adjacent to the 1001
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

(Cambridge)	pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Development would have no offect on
	supporting the vitality	Development would have no effect on vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	4.8km ACF from centre of site to South
	employment	Cambridgeshire 017C (Granta Park)
-	centre?	
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor Utilities Infrastructure improvements
	including communications	required, but constraints can be addressed.
	infrastructure and	There is insufficient spare mains water 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
		sewage network is approaching capacity.
		The demand for electricity from the
		development is likely to trigger local 11,000
<b>F</b> alvestise		volt reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education capacity?	constraints can be appropriately mitigated
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	416m ACF from centre of site to Linton
		Heights Junior School

Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Linton
Control		Village College.
TRANSPORT	I	
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)?	
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		G = Within 600m (4)
stop / rail		
station		525m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport journey time to		31 Minutes from Linton to Cambridge.
City Centre		ST Minutes nom Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.22km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,850m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	Incufficient experity or ecocor constraints
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme
		comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.

Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



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

	developed land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact - a quarter of the south eastern part of the site is within a minerals safeguarding area for sand and gravel.
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Likely to be traffic noise from A1307 since it adjacent to the southern boundary of the site. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out

BIODIVERSITY     Sustainable Drainage Systems (Suds).       BIODIVERSITY     Sustainable Drainage Systems (Suds).       Biograted     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 interest, and geodiversity? (Including International and locally designated sites)     GREEN = Does not contain, is not adjacent to 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 interest, and geodiversity? (Including International and locally designated sites)     AMBER = Development would have a 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)?     AMBER = Development would have a negative impact on existing features or network links but capable of 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       TPO     Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?     AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation and access to infrastructure?       Green infrastructure?     AMBER = No significant opportunitities or loss of existing geature				
BIODIVERSITYSustainable Drainage Systems (Suds).BIODIVERSITYDesignated SitesWill 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 interest, and geodiversity? (Including International and locally designated sites)GREEN = Does not contain, is not adjacent to designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationBiodiversityWould 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 will be achieved through the development process.TPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreen Infrastructure?AMBER = No significant opportunities or los of existing green infrastructure capable of appropriate mitigation and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of and green spaces, through delivery of <br< td=""><td></td><td></td><td></td><td></td></br<>				
Designated Sites       Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)       GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts         Biodiversity       Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure?       AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation         TPO       Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?       GREEN = Site does not contain or adjoin any protected trees         Green Infrastructure       Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?       AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation measures would be achieved through the development process.				appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of
Sitesprotected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impactsBiodiversityWould development reduce habitat ragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity to achieve Biodiversity to achieve Biodiversity chineAMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?AMBER = No significant opportunities or loss of existing greatures retained, or appropriate mitigation and access to green infrastructure?Green Infrastructure?Will it improve access to wildlife and access to green infrastructure?AMBER = No significant opportunities or loss of existing grean infrastructure capable of appropriate mitigation measures would be achieved through the devisiting no subjelo).				
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BiodiversityWould development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieveAMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigationTPOAre there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?GREEN = Site does not contain or adjoin any protected treesGreen InfrastructureWill it improve access to wildlife and green spaces, through delivery of 		locally designated		
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site or immediately adjacent protected by a Tree Preservation Order (TPO)?any protected treesGreen InfrastructureWill it improve access to wildlife and green spaces, through delivery of and access to 		native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		existing features that warrant retention can be retained or appropriate mitigation will be
GreenWill 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 mitigationNeutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	TPO	site or immediately adjacent protected by a Tree Preservation Order		-
and access to green infrastructure? Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.		Will it improve access to wildlife and green spaces,		loss of existing green infrastructure capable
		and access to green		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
,	LANDSCAPE, 1	OWNSCAPE AND C	ULTURAL HI	

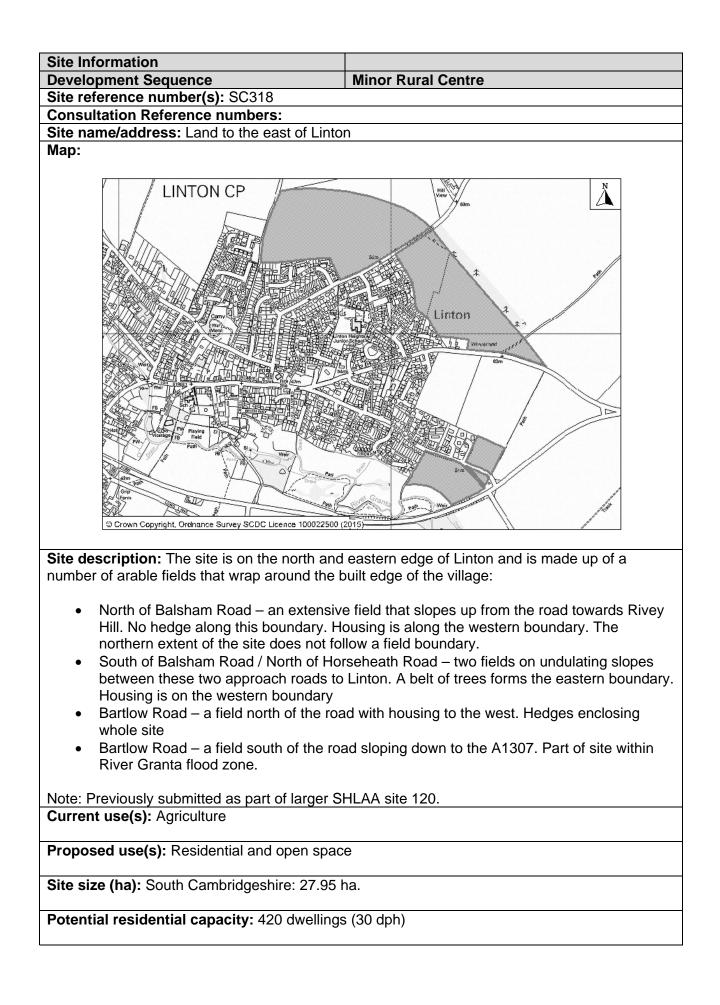
Landagana	Will it maintain and	AMPER - pagative impact on landscare
Landscape	Will it maintain and enhance the	AMBER = negative impact on landscape
		character, incapable of mitigation.
	diversity and distinctiveness of	Minor Negative Impact (Development
	landscape	conflicts with landscape character, minor
	character?	negative impacts incapable of mitigation) -
		Development of this site would have an
		adverse effect on the landscape setting of
		Linton because the site is located in a
		prominent position on an exposed edge
		visible in the wider countryside.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
		achieved through the development process.
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
Tientage	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	Ç
1		
	(including	'Significant Negative Impact on historic
	(including conservation	 assets (incapable of satisfactory mitigation)
	(including conservation areas, listed	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation
	(including conservation areas, listed buildings,	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site
	(including conservation areas, listed buildings, registered parks	 assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton.
	(including conservation areas, listed buildings, registered parks and gardens and	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting
	(including conservation areas, listed buildings, registered parks and gardens and scheduled	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological
	(including conservation areas, listed buildings, registered parks and gardens and	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but
	(including conservation areas, listed buildings, registered parks and gardens and scheduled	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it
	(including conservation areas, listed buildings, registered parks and gardens and scheduled	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it
CLIMATE CHA	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
<b>CLIMATE CHA</b> Renewables	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? NGE Will it support the use of renewable	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for
Renewables	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? NGE Will it support the use of renewable energy resources?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply
Renewables	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? NGE Will it support the use of renewable energy resources?	<ul> <li>assets (incapable of satisfactory mitigation)</li> <li>Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</li> <li>AMBER = Standard requirements for renewables would apply</li> <li>GREEN = Flood Zone 1 / low risk</li> <li>Majority of site Flood Zone 1. However</li> </ul>
Renewables	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? NGE Will it support the use of renewable energy resources?	assets (incapable of satisfactory mitigation) - Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Majority of site Flood Zone 1. However slightly less than a quarter of southwestern
Renewables	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? NGE Will it support the use of renewable energy resources?	<ul> <li>assets (incapable of satisfactory mitigation)</li> <li>Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</li> <li>AMBER = Standard requirements for renewables would apply</li> <li>GREEN = Flood Zone 1 / low risk</li> <li>Majority of site Flood Zone 1. However</li> </ul>

			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		
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.5km ACF from centre of the site to Linton Recreation Ground.		
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		RED = >800m 1,568m ACF from centre of the site to Linton Recreation Ground.		
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact No effect on pitch or plot provision.		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 870m ACF to the High Street - location chosen as representation of central point of these services and facilities.		
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m		
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 991m ACF from centre of site to Linton Health Centre.		
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.		
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.		
Integration with Existing	How well would the development on		AMBER = Adequate scope for integration with existing communities		

Communities	the site integrate	
	with existing	Scope to integrate part of the site nearest
	communities?	the existing built-up area.
ECONOMY	<u>.</u>	
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 -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	5.1km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and 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. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement.
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:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	646m ACF from centre of site to Linton
Concor		Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.6km ACF from centre of site to Linton
	301001	Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
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 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		
station		93m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		24 Minutes from Linten to Combridge
journey time to		31 Minutes from Linton to Cambridge.
City Centre Distance for		G = 5km to 10km (4)
cycling to City		O = O(11) O(10) (4)
Centre		8.60km ACF from the centre of the site to
		Saffron Walden Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	8,786m ACF from centre of the site to
2.0	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		rightway Authonity has severe concerns with

		regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION	-	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well- being and providing a high quality living environment. Should be possible to mitigate.
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	GREEN = No impact / Capable of full mitigation

	ophonoo the quality	
BIODIVERSITY	enhance the quality of the water environment?	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would	AMBER = Development would have a
	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)?	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.
ТРО	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

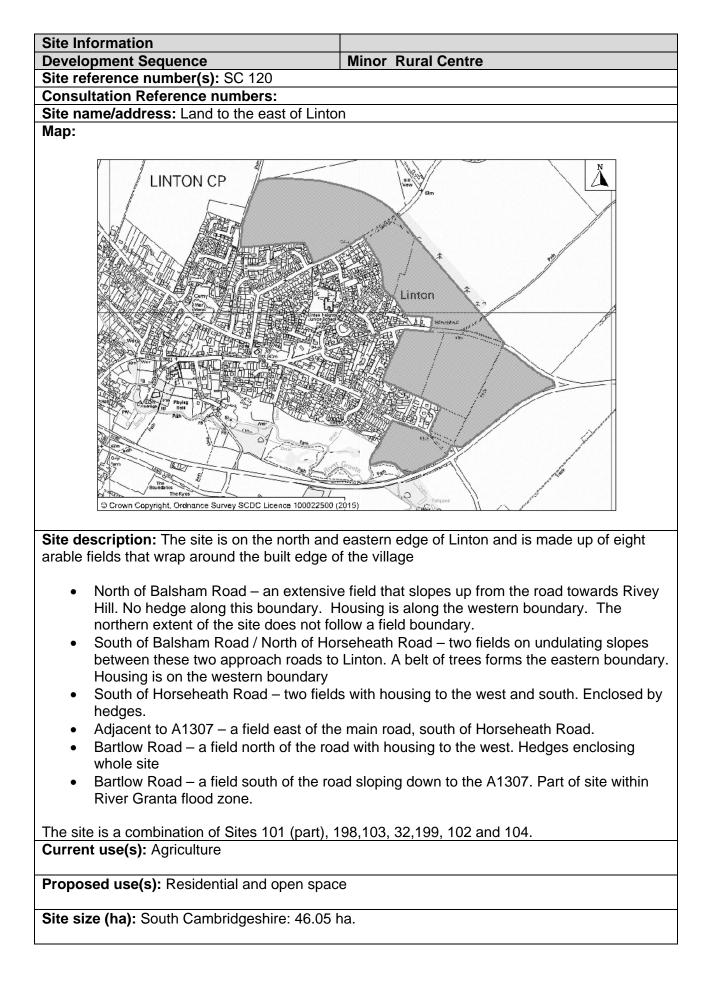
		measures would be achieved through the
		development process.
LANDSCAPE,	TOWNSCAPE AND C	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations
Townscape	Will it maintain and enhance the diversity and distinctiveness of	where development would have significant impacts on the views from the historic centre and long views across the village. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	townscape character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	<ul> <li>RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation</li> <li>Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.</li> </ul>
		(Update to reflect significant impact identified in SHLAA)
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for

	use of renewable		renewables would apply
	energy resources?		Terrewables would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Majority of very large site is in Flood Zone 1 with a very small part within Flood Zones 2 and 3 however no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	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 = Assumes minimum on-site provision to adopted plan standards is provided onsite
			Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.6km ACF from centre of the site to Linton
			Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<ul> <li>GREEN = &lt;1km or onsite provision</li> <li>Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.</li> <li>1,673m ACF from centre of the site to Linton Recreation Ground.</li> </ul>
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 867m from nearest centre ACF (Linton, High Street)
			UPDATE: text amended to correct reference to Linton High Street rather than Cottenham High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP		R = >800m 1,101m ACF from centre of site to Linton
L			

	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 last, and no new facilities
		No facilities lost, and no new facilities proposed directly as a result of the
		development.
Integration	How well would the	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 large scale of the site is difficult to
		integrate without significant impacts.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	5.0km ACF from centre of site to South
<b>F</b> acebook	centre?	Cambridgeshire 017C (Granta Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land, or deliver new	
L		

	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,	Major 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
		demand for electricity from the development
		is likely to trigger local 11,000 volt
		reinforcement. As the proposed site is for
		more than 150 dwellings this may require
		greater system reinforcement to gas supply.
		The sewage network is approaching
		capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints can be appropriately mitigated
	capacity :	School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 800m
School	school?	530m ACF from centre of site to Linton
001001	301001:	Heights Junior School.
Distance:	How far is the	A = 1  to  3  km
Secondary	nearest secondary	A = 1 10 3 Km
School	school?	1.7km ACF from centre of site to Linton
0011001	301001	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)
	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		G = Within 600m (4)
stop / rail		、 <i>,</i>
station		UPDATE: score changed from Amber to
station		UPDATE: score changed from Amber to

		Green
		470m to nearest bus stop ACF (Linton,
		Bartlow Road) (Updated text to correct)
Frequency of		A = 30 minute frequency (3)
Public		20 minute convice
Transport		30 minute service
		UPDATE: score changed from 20 minute to
		30 minute frequency
Public		A = 31 to 40 minutes (3)
transport		
journey time to		40 Minutes (Linton, Bartlow Road to
City Centre		Cambridge, Emmanuel Street)
		UPDATE: to correct text, but no change to score.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Saffron Walden
		UPDATE: text changed from Cambridge to
		Saffron Walden as the nearest market town,
		but no change to score
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train	8,966m ACF from centre of the site to
Station	station?	Whittlesford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	-
	available capacity?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Highway Authority has severe concerns with
		regards to the accident record of the A1307
		and therefore before the proposed scheme comes forward a detailed analysis of access
		points onto the A1307 will need to be
		completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	



## Potential residential capacity: 691 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact. Only a very small area is within a minerals safeguarding area for sand and gravel.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Some parts of this very large site are close to the A1307 so likely to be affected by traffic noise The impact of existing noise on any future residential in this area is a material consideration in terms of health and well- being and providing a high quality living environment. Should be possible to mitigate.
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination

	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 affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		CREEN - Doos not contain is not adjacent
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	AMBER = Development would have a 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.
ТРО	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	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	JLTURAL HERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation). This is a very large site and the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	<ul> <li>GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)</li> <li>Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Some limited development along some edge of site could result in opportunity to improve existing harsh edge to village.</li> </ul>
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). Development of site would impact on views from historic centre and ones across the village thereby affecting setting of Conservation Area and numerous listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be

			achieved through the development process.
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
			Vast majority of very large site is in Flood Zone 1 with small part within Flood zone 2 however no drainage issues that cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	ì	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
			1.6km ACF from centre of the site to Linton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<ul> <li>GREEN = &lt;400m or onsite provision</li> <li>Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.</li> <li>1,608m ACF from centre of the site to Linton Recreation Ground.</li> </ul>
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?		954m ACF to the High Street - location chosen as representation of central point of these 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		1,041m ACF from centre of site to Linton
	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 facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The extensive scale of the site is out of proportion to the existing settlement and difficult to integrate.
ECONOMY	I	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 4.9km ACF from centre of site to South Cambridgeshire 017C (Granta Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development

Utilities	Will it improve the level of investment in key community	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	services and infrastructure, including communications infrastructure and broadband?	Major utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The demand for electricity from the development is likely to trigger local 11,000 volt reinforcement. As the proposed site is for more than 150 dwellings this may require greater system reinforcement to gas supply. The sewage network is approaching capacity.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but
		significant issues be adequately addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	461m ACF from centre of site to Linton Heights Junior School
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1.7km ACF from centre of site to Linton Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		<ul><li>G = Within 600m (4)</li><li>473m ACF from the centre of the site to the nearest bus stop.</li></ul>

Frequency of Public		A = 30 minute frequency (3)
Transport		
Public		A = 31 to 40 minutes (3)
transport		04 Minutes from Lister to Orachaidae
journey time to City Centre		31 Minutes from Linton to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.14km ACF from the centre of the site to
Distance:	How far is the site	Saffron Walden Market. R = >800m
Railway	from an existing or	K = >00011
Station	proposed train	8,901m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation.
	available capacity?	Insufficient capacity or access constraints that cannot be adequately mitigated. Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	