



**Local Plan**

**Initial Sustainability Appraisal**

**Report**

**Supplementary Report to Accompany**

**Issues and Options 2**

**(Part 2)**

**January 2013**

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## **Chapter 1: Introduction**

- 1.1. This report constitutes a supplement to the 'Initial Sustainability Appraisal' for South Cambridgeshire's Local Plan Issues and Option stage, to accompany the Issues and Options 2 (part 2) consultation. Note: A separate report has been prepared to accompany the Joint Part 1 consultation with Cambridge City Council.
- 1.2. Sustainability Appraisal is an integral part of the plan making process, providing information and analysis of issues, helping to identify reasonable alternative approaches, and a comparison of their potential impacts.
- 1.3. An initial Sustainability Appraisal was carried out of the policies and proposals in the Local Plan Issues and Option 1 report, and subject to public consultation in summer 2012. A number of additional development sites and proposals were put forward in response to the consultation. The purpose of this supplementary report is to test these proposals to identify the potential impacts and their relative sustainability. This has helped identify reasonable alternatives for the Local Plan, to be included in the second Issues and Options Report, and provide information on their relative merits to assist those responding to the consultation.
- 1.4. The Initial Sustainability Appraisal Report should be read alongside, and considered to include, the Sustainability Appraisal Scoping Report. This provides the context for the appraisal, and identifies issues of particular importance to the District that should be considered. In order to avoid repetition, where further information can be found in the Scoping Report it has been signposted in the Initial Sustainability Report.

## **2. Background**

### **The Purpose of the Sustainability Appraisal**

- 2.1. Section 39 (2) of The Planning and Compulsory Purchase Act 2004 requires that development plan documents are subject to Sustainability Appraisal. Sustainability Appraisal is a systematic process undertaken during the preparation of a plan or strategy. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it provides an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.
- 2.2. The overall aim of the appraisal process is to help ensure that the South Cambridgeshire Local Plan makes an effective contribution to the pursuit of 'sustainable development'. The most widely-used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"<sup>1</sup>. In the National Planning Policy Framework sustainable development is defined by the five principles as set out in the UK Sustainable Development Strategy: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsible.
- 2.3. Key features of the Sustainability Appraisal process are:
  - Collecting baseline information, including identifying issues of significance to an area
  - Identifying Sustainability Appraisal objectives
  - Identifying various policy options
  - Predicting the effects of the plan
  - Consulting others on the plan policies
  - Monitoring the effects of implementing the plan or policies.
- 2.4. Further details on the process can be found in Chapter 2 of the sustainability Appraisal Scoping Report.

### **The Role and Purpose of the Local Plan**

- 2.5. The Local plan will form part of the statutory development plan for South Cambridgeshire, and will replace a number of its existing plans.
- 2.6. The Local Plan will set the levels of employment and housing development that should be provided over the period to 2031 to best meet the needs of the area and a clear strategy for meeting development needs in the best way possible that protects the quality of life and existing and future residents. It will set policies to ensure that development is of high quality and will meet the challenges we face with a changing climate. It will ensure that new development comes with the necessary schools, health facilities, shops, leisure facilities and open spaces that residents will need to provide them with a good quality of life.

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<sup>1</sup> World Commission on Environment and Development, 1987.

- 2.7. The Plan aims to set a strong framework for new development, and provide a clear statement for local residents, businesses, service providers and the development industry of what they can expect to happen in terms of change in the built and natural environment over the next couple of decades.

### **Local Plan 'Issues and Options' Consultation**

- 2.8. The first stage of producing a Local Plan is to consider the 'Issues and Options'. This stage is not designed to put forward any firm proposals for development but instead sets out what the main issues are that face South Cambridgeshire and what options might exist to tackle those issues.
- 2.9. The first Issues and Options Report was subject to public consultation from Thursday 12 July to Friday 28 September. The document set out options for the level and location of growth, and options that could govern the form of development. It also identifies a range of potential site options for development. Over 20,000 comments were received. These comments included a number of suggested site options.
- 2.10. The key purpose of the second Issues and Options Report has been to test these site suggestions, and to consult on any reasonable alternatives. Consultation on Issues and Options 2 is taking place from 7<sup>th</sup> January 2013 to 18<sup>th</sup> February 2013. Similarly to the previous consultation there will be a range of consultation events across the district.

### **Aim of the Initial Sustainability Report**

- 2.11. Initial Sustainability Appraisal is carried out to support the Local Plan Issues and Options consultations. Its purpose is to help identify reasonable alternative options that the plan could implement, and test them to identify the potential impacts and their relative sustainability. The Initial Sustainability Report is being published for consultation alongside the issues and options report to provide the public and statutory bodies with an opportunity to express their opinions on it, and so that views can be considered before the Local Plan is drafted.

### **Who has carried out the assessment?**

- 2.12. The assessment has been completed by officers of the Council, drawing in specialists to guide consideration of specific topics or issues. In particular in reviewing site options external views were sought from specialist stakeholders.

### **The Difference the process has made**

- 2.13. South Cambridgeshire has tried to make the Sustainability Appraisal process as integral to the plan making process as possible. The Sustainability Appraisal Scoping process has been used to help identify and summarise the issues arising from the evidence base to support the plan making process.
- 2.14. The sustainability appraisal process has helped to identify alternative options, and whether options could be revised to be more sustainable. It also helps to highlight the pros and cons of particular ways of tackling an issue. It has also

been central to identifying whether sites were reasonable options for development, and their relative merits.

### **The Next stages of the Plan Making and Sustainability Appraisal Process**

- 2.15. Once the issues and options stage of plan making is completed, a draft plan will be prepared. This will be subject to sustainability appraisal, in the form of a Draft Final Sustainability Report. Both will be subject to consultation before the plan is submitted to the Secretary of State for adoption. Should any significant changes be made to the plan as a result of public consultation, additional appraisal work will need to be carried out and the final Sustainability Report amended to reflect the results.
- 2.16. At the draft plan stage the appraisal will assess the draft policies and allocations selected for the final plan, considering the likely significant effects of the plan as a whole, how they can be mitigated or enhanced, and how impacts can be monitored. At this point the appraisal will also identify reasons why other options were eliminated.

### **How to comment on this report**

- 2.17. If you would like to comment on any aspect of the report, you can make your comments in the following ways:

Online at [www.scambs.gov.uk](http://www.scambs.gov.uk)

By emailing your comments to [LDF@scambs.gov.uk](mailto:LDF@scambs.gov.uk)

By posting your comments to:

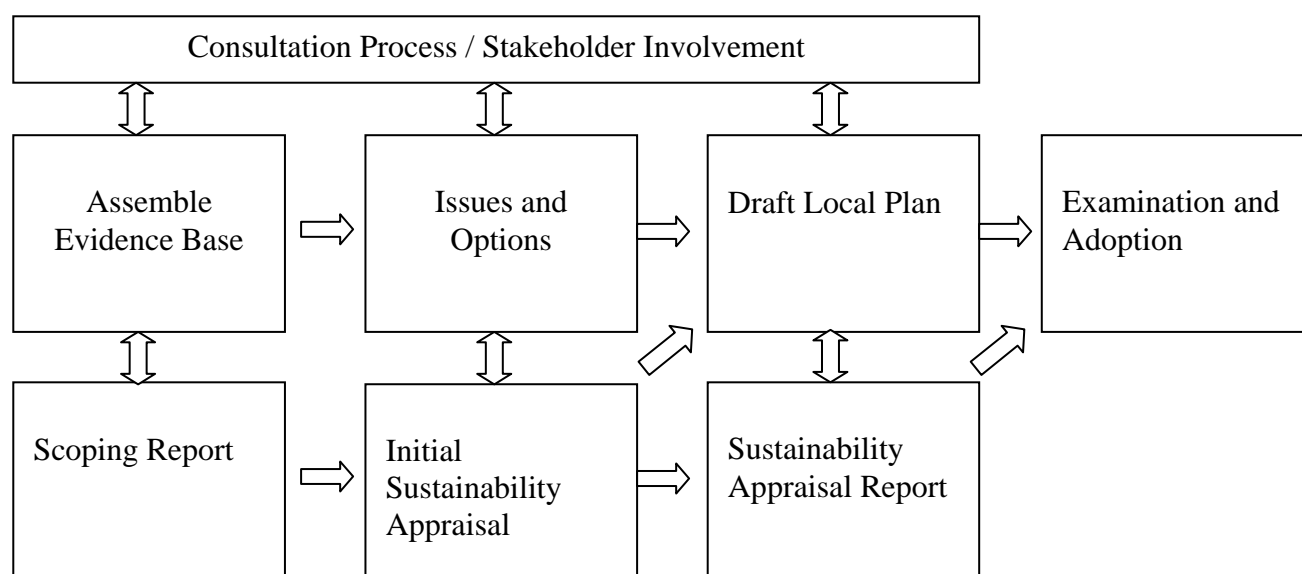
Director for Planning and New Communities  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

- 2.18. Please ensure that we receive your comments by 18<sup>th</sup> February 2013.
- 2.19. If you have any questions on this Supplementary Initial SA Report, or the SA process in general, please telephone the Planning Policy team on 03450 450 500, or email [LDF@scambs.gov.uk](mailto:LDF@scambs.gov.uk)

### 3. The Scope of the Sustainability Appraisal

- 3.1. *The following section provides a brief summary of the Sustainability Appraisal process. A more detailed explanation can be found in the main Initial Sustainability Appraisal (July 2012), and the Sustainability Appraisal Scoping Report.*<sup>2</sup>
- 3.2. Sustainability Appraisal is a process which takes place alongside plan making, to assess the extent to which the emerging policies and proposals will help to achieve 'sustainable development', and by understanding potential adverse effects it provides opportunities for plans to be improved. The overall aim of the appraisal process is to help ensure that the South Cambridgeshire Local Plan makes an effective contribution to the pursuit of 'sustainable development'. The most widely-used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
- 3.3. The process incorporates requirements of Strategic Environmental Assessment, a requirement to assess the significant environmental impact of plans which applies across Europe.

#### The Sustainability Appraisal Process and Plan Making



#### **The Scoping Stages**

- 3.4. The first stage of the Sustainability Appraisal process has been to produce a Sustainability Appraisal Scoping Report. It provides the context for the appraisal, and identifies issues of particular importance to the District that should be considered.
- 3.5. Evidence in the Scoping Report was gathered around ten themes, which taken together address the full range of sustainability issues.

<sup>2</sup> Initial Sustainability Appraisal Report 2012 and Sustainability Appraisal Scoping Report (2012) :  
<http://www.scams.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SCLP.htm>



### Sustainability themes

<b>Environmental Social</b>		<b>Economic</b>
Land	Health	Economic Activity
Pollution	Housing	Transport
Biodiversity	Inclusive Communities	
Landscape And Townscape		
Climate Change		

3.6. For each theme, issues are explored through the Scoping process outlined below:

#### **The Scoping Process**

##### **What is the policy context?**

Identifies the objectives and requirements of other plans policies and strategies ranging from national to local level that will influence development of the plan.

##### **What is the situation now?**

Existing characteristics of the district.

##### **What will the situation be without the plan?**

Considers what the district would be like if the Local Plan wasn't prepared.

##### **What are the Key Sustainability Issues and Problems?**

Identifies key sustainability issues for the district to be considered through plan making and the sustainability appraisal.

##### **What are the Sustainability Objectives?**

Using the sustainability issues identified above, establishes a framework for testing policies and proposals against.

##### **What indicators will be used to monitor significant effects?**

Considers what issues should be monitored in future to establish the actual impacts of the new plan.

#### **Sustainability Objectives**

3.7. The outcome of the 'Scoping' stage of the SA process is a set of Sustainability Objectives created to address the sustainability problems. They reflect desired environmental, social or economic outcomes, rather than measures that would assist in achieving those outcomes (they focus on the ends rather than the means).

## Sustainability Objectives

<b>THEME</b>	<b>SUSTAINABILITY OBJECTIVE</b>
LAND	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings, and the degradation / loss of soils
	Minimise waste production and support the reuse and recycling of waste products
POLLUTION	Improve air quality and minimise or mitigate against sources of environmental pollution
BIODIVERSITY	Avoid damage to designated sites and protected species
	Maintain and enhance the range and viability of characteristic habitats and species
	Improve opportunities for people to access and appreciate wildlife and green spaces
LANDSCAPE AND TOWNSCAPE	Maintain and enhance the diversity and local distinctiveness of landscape and townscape character
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.
	Create places, spaces and buildings that work well, wear well and look good
CLIMATE CHANGE	Minimise impacts on climate change (including greenhouse gas emissions)
	Reduce vulnerability to future climate change effects
HEALTH	Maintain and enhance human health
	Reduce and prevent crime and reduce fear of crime
	Improve the quantity and quality of publically accessible open space.
HOUSING	Ensure everyone has access to decent, appropriate and affordable housing
INCLUSIVE COMMUNITIES	Redress inequalities related to age, disability, gender, race, faith, location and income
	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)
	Encourage and enable the active involvement of local people in community activities
ECONOMIC ACTIVITY	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence
	Support appropriate investment in people, places, communications and other infrastructure
TRANSPORT	Reduce the need to travel and promote more sustainable transport choices.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.

- 3.8. In addition, a set of 'appraisal questions' have been formulated to highlight specific issues for consideration when assessing draft policies/proposals against the objectives. Together these provide a Sustainability Appraisal Framework, for considering, appraising and documenting the effects of plan

policies and options. The full sustainability framework is included in appendix 1.

- 3.9. The Scoping Report was subject to consultation in February 2012 with the Environment Agency, English Nature, and English Heritage who have a key role in ensuring it addresses environmental issues appropriately. Their comments have been taken into account to get the scoping report to this stage. It was also subject to consultation alongside the Issues and Options 2012.

#### **4. The Sustainability Appraisal of Options**

- 4.1. The further site options tested for Issues and Options 2 for potential allocation in the Local Plan were identified as a result of representations to the first Issues and Options Consultation in summer 2012.
- 4.2. The Initial Sustainability Appraisal has considered how the options identified perform against the Sustainability Objectives, whether there is likely to be positive or negative impacts, and the significance of the impact. To assist in making this assessment quantifiable, measurable and transparent, and for direct comparison between sites to be made, the Site Assessment Matrix in appendix 2 indicates how the impact of individual sites against each objective has been determined, in the same way as for the 2012 Issues and Options. The results of the sustainability appraisal of the housing sites can be found in appendix 3 of this report. The results of the sustainability appraisal of employment sites can be found in appendix 6.
- 4.3. The Council also prepared a Strategic Housing Land Availability Assessment, first published in July 2012. The purpose of this document is to identify whether sites were 'available, suitable, and deliverable'. The additional housing sites submitted in representation to the Issues and options Report have been tested, and a Supplement to the Strategic Housing Land Availability Assessment has been published to support this consultation (Note: sites on the edge of Cambridge were tested separately, as part of a joint review with Cambridge City Council). A similar process has been undertaken for proposals for commercial development, in order to assess their availability, suitability, and deliverability (this can be found in appendix 5 of this document).
- 4.4. The Strategic Housing Land Availability Assessment and Sustainability Appraisal Assessments of potential sites identify key constraints and considerations relating to potential development sites including suitability, availability and achievability. In order to draw information together in an accessible form, and reach an overall conclusion on the merits of the sites assessed, key elements from both assessments have been combined in a summary table to illustrate the positive and negative issues relating to each site. The summary tables for housing sites can be found in appendix 4, and the summary assessment table for employment sites can be found in appendix 7.
- 4.5. The least sustainable sites, identified as having no significant development potential due to constraints or adverse impacts, have been rejected at this stage, as they are not considered reasonable options.
- 4.6. Housing sites at 'Group Villages' and 'Infill Villages' have not been taken forward as reasonable options for the Issues and Options Report. These are not amongst the more sustainable villages in the district. It was considered in the 2012 Issues and Options that additional housing in Group and Infill villages would lead to dispersed rural development which had previously been found to be unsustainable and sites are available at higher order more sustainable settlements that would provide sufficient flexibility in housing numbers to enable a choice to be taken following consultation to meet any of the housing target options. This is addressed in Issue 9 'Development Strategy' in the Issues and Options Report 2012 and Initial Sustainability Report. The additional site options in this consultation are at the larger and

better served villages and can be considered alongside the options from the 2012 consultation to identify the most appropriate package of sites for inclusion in the draft Local Plan.

## 5. Results

### *Housing Sites*

- 5.1. As a result of the SHLAA assessment and the Sustainability Appraisal, a total of 10 sites have been identified as site options for consultation. A range of pros and cons have been identified with the individual options.

### *Employment Sites*

- 5.2. Of the five new employment sites proposed in representations, only one was considered a reasonable option for development. In particular other sites were rejected due to significant landscape and townscape impacts, or impact on sites designated for their biodiversity value. Evidence also suggests a lack of need for new large scale employment sites located away from Cambridge.
- 5.3. Two sites were proposed in representations for convenience retail to the south of Sawston. These were not considered reasonable options for consultation, due to the scale of the proposal compared with identified need, and the distance from Sawston village centre.

### *Established Employment Areas in the Countryside*

- 5.4. The current development plan identifies 12 areas as Established Employment Areas in the Countryside. The plan allows employment development within these areas, subject to requirements of other policies in the plan. The policy option was assessed in the Initial Sustainability Report, which highlighted the potential benefits towards the reuse of existing land, and support for economic objectives, but with potential negative impacts on sustainable travel objectives due to the rural location of some of the sites.
- 5.5. Changes have been sought to the boundary of the Granta Park Great Abington site in particular to reflect phase 2 of the development which now has planning permission. An option is included in the consultation to reflect this change in circumstances. This has been assessed against the principles of the policy, and does not change to sustainability appraisal outcomes. A further comment proposed an additional area south of Pampisford Road be included, for secondary development or landscaping. However, given the underdeveloped nature of the land, and the separation from the employment site, it is not recommended for inclusion.

### *Mixed Use Development*

- 5.6. Histon and Impington Parish Council is seeking to proactively design a special area in the Histon and Impington settlement to regenerate the area around the former station, which is now a stop on the Guided Busway. The sustainability appraisal identifies the sustainability of the location in terms of access to public transport, and the opportunities provided by the previously developed sites within the identified area. Particular issues to consider would include the relationship with the existing village centre.
- 5.7. Cottenham Parish Council have proposed a significant scale of development on the east side of the village, in order to deliver a by-pass for the village High Street. The proposal is at an early stage of development, and they are using

the consultation to gather views on its potential. An initial assessment has been carried out on the proposal. There are significant benefits of providing a bypass to the village, and potential benefits to social and economic objectives through additional services, facilities and employment, but the necessary enabling development would have a number of negative environmental impacts on the local environment.

- 5.8. The detailed sustainability appraisal tables related to these two options can be found in appendix 8.

#### *Village Frameworks*

- 5.9. The principle of the development framework policy was appraised in the main Initial Sustainability Report 2012, and subject to consultation in the first issues and options report, along with alternative options to relax the framework policy.
- 5.10. The appraisal identified that development frameworks restrict growth on the outer edges of settlements, they therefore perform a role in minimising loss of agricultural land. They protect the character of settlements by preventing gradual expansion of villages, and loss of historic character. They also play a role in restricting the scale of development taking place at villages, particularly smaller ones, which has a positive impact on the sustainable transport objective by focusing development into more accessible locations. Retaining frameworks but allowing small scale development if certain criteria are met could have a cumulative impact on scale of development in less sustainable villages. Impact of individual developments would to a great extent depend on the criteria, but if not applied appropriately there could be negative impact on landscape and townscape objectives.
- 5.11. Through the consultation a number of changes were suggested to existing development frameworks. Individual development framework changes have not been subject to appraisal. Instead the Council has reviewed whether the change would conform to the definition of development frameworks, and they will be subject to public consultation before the decision is made as to whether they should be included in the plan. Including land within a framework does not automatically mean that development is appropriate, as it would depend on a range of other policies. This assessment can be found in appendix 9, and is also summarised in the Issues and Options 2 consultation document.

#### *Community Facilities and Infrastructure*

- 5.12. Provision of residential moorings on the River Cam would support the objective of delivering a range of housing, providing opportunities to accommodate house boats. The site would negatively impact on the landscape of the area, which currently comprises small enclosed paddocks along the river.
- 5.13. Hospice provision would contribute to a range of the sustainability objectives, including the maintain and enhance human health objective, and access to services and facilities. There would be similar benefits associated with appropriate provision of new burial grounds. As no specific sites have been identified at this stage, the impact on other objectives would be uncertain.

- 5.14. The detailed sustainability appraisal tables related to these options can be found in appendix 10.

*Recreation and Open Space*

- 5.15. The appraisal of the four open space sites suggested by Parish Councils reveal no issues that would prevent their potential use for this purpose, although there are a number of issues that would need to be addressed, and that could influence the nature of the use. They would all contribute to provision in settlements where there is an existing shortfall in provision.
- 5.16. The detailed sustainability appraisal tables related to these options can be found in appendix 11.

*Protecting Village Character.*

- 5.17. The first Issues and Options consultation sought views on whether there were any additional areas that should be included in the plan as Protected Village Amenity Areas (PVAA) or Important Countryside Frontages (ICF). In addition, views were sought on whether any spaces should be identified as Local Green Space (LGS). The principles of these policies was subject to Sustainability Appraisal in the main Initial Sustainability Report. This highlighted the potential positive impact on achieving the objective to maintain and enhance the diversity and distinctiveness of landscape and townscape character, as well as the protection and enhancement of the historic environment.
- 5.18. The Council has assessed the proposals to identify how they conform to the definition and whether they could meet the criteria for both PVAA and LGS. Currently the key difference is that PVAA are within a village framework. The Council has not yet made a decision whether to have two designations or combine them into one. Sites that meet the tests for PVAA and/or LGS are included for consultation. Parish council suggestions that do not meet the tests are also included for consultation although they would need a new designation. This assessment can be found in appendix 12, and is also summarised in the Issues and Options 2 consultation document.

**Links to Other Types of Assessment**

- 5.19. There are a number of other assessments the Council is required to carry out of its plans, and others that are carried out as good practice. They include Strategic Environmental Assessment, Health Impact Assessment, Equality Impact Assessment, and Rural Proofing. The issues raised by these requirements have been identified through the Sustainability Scoping process, and integrated into the sustainability objectives that will be used to test the plan. Further information on these other assessments is included in Section 3 of the Sustainability Appraisal Scoping Report.
- 5.20. Equalities issues have been addressed in the sustainability objectives, and are therefore considered in individual assessments. However, for completeness a summary Equalities Impact Assessment was included in appendix 7 of the main Initial Sustainability Report. It is considered that these conclusions remain sound for issues considered in Issues and Options 2.



- 5.21. The Habitats Directive Assessment examines whether plans would have any significant effects on European designated habitats. The Sustainability Appraisal Scoping Report includes a section dedicated specifically to Habitats Regulations Assessment, which further explains the process, and provides information on the Natura 2000 sites in the District and surrounding area, their characteristics and current condition. The main Initial Sustainability Appraisal (appendix 8) includes a screening exercise, to identify any potential significant effects of options. It is considered that none of the options identified in the Issues and Options 2 document would alter these conclusions.

### **Conclusions**

- 5.22. A range of additional options have been explored through this second issues and options and initial sustainability appraisal process. They will need to be considered alongside the issues and options explored through the first consultation. Public consultation will enable people to express their views, before decisions are made.

### **The Next stages of the Plan Making and Sustainability Appraisal Process**

- 5.23. Once the issues and options stage of plan making is completed, a draft plan will be prepared. This will be subject to sustainability appraisal, in the form of a Draft Final Sustainability Report. Both will be subject to consultation before the plan is submitted to the Secretary of State for examination and adoption. Should any significant changes be made to the plan as a result of public consultation, additional appraisal work will need to be carried out and the final Sustainability Report amended to reflect the results.
- 5.24. At the draft plan stage the appraisal will assess the draft policies and allocations selected for the final plan, considering the likely significant effects of the plan as a whole, how they can be mitigated or enhanced, and how impacts can be monitored. At this point the appraisal will identify reasons why an option was eliminated.



## APPENDIX 1: THE SUSTAINABILITY APPRAISAL FRAMEWORK

	Sustainability Objective	Decision Making Criteria	Indicators
LAND	1. Minimise the irreversible loss of undeveloped land, economic mineral reserves, productive agricultural holdings, and the degradation / loss of soils	Will it use land that has been previously developed?	Percentage of new and Converted Developments on Previously Developed Land  Amount and Type of Completed Employment on Previously Developed Land  Average Density of New Residential Development Completed
		Will it use land efficiently?	
Will it protect and enhance the best and most versatile agricultural land?			
Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?			
	2. Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	Percentage Household Waste which is recycled or composted  Household Waste Collected per person per year
POLLUTION	3. Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	Annual average concentration of Nitrogen Dioxide ( $\mu\text{g}/\text{m}^3$ ) (at monitoring points)  Annual mean number of days when PM10 levels exceeded a daily mean of $50\mu\text{g}/\text{m}^3$  % of surface waters meet the Water Framework Directive 'good' status or better for water quality
		Will it minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	
		Will it minimise, and where possible address, land contamination?	
		Will it protect and where possible enhance the quality of the water environment?	
BIODIVERSITY	4. Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS)  Amount of new development within, or likely to adversely affect internationally or nationally important nature conservation areas  % SSSIs in favourable or unfavourable recovering condition

	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>Indicators</b>
	5. Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	Progress in achieving priority BAP targets  Proportion of 'Local sites' where positive conservation management has been or is being implemented
	6. Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure, or access to the countryside through public rights of way?	Area of Strategic Openspace per 1000 people  % of rights of way that are easy to use
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	7. Maintain and enhance the diversity and local distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	% of total built-up areas falling within conservation areas
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	Countryside Quality Counts – areas inconsistent with (local) landscape character
	8. Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	Number of Listed Buildings and number that are at risk  Other Heritage Assets at Risk (English Heritage)
	9. Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	Satisfaction rating for Quality of the built environment  Buildings for Life Assessments – Number of Developments achieving each standard
CLIMATE CHANGE	10. Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	Residential Development assessed for Code For Sustainable Homes
		Will it promote energy efficiency?	
		Will it minimise contributions to climate change through sustainable construction practices?	Carbon Dioxide emissions by sector and per capita

	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>Indicators</b>
	11. Reduce vulnerability to future climate change effects	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	Renewable energy capacity installed by type (in MegaWatts)
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	Kilowatt hours of gas consumed per household per year, Kilowatt hours of electricity consumed per household per year
		Will it minimise the likely impacts on future development of climate change through appropriate adaptation?	Water consumption per head per day (Cambridge Water Company area)  Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures
HEALTH	12. Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	Life expectancy at birth  % of residents with a long-term illness (Census data)
	13. Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	Number of recorded crimes per 1000 people  Percentage of people feeling safe after dark
	14. Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	Hectares of Outdoor Sport and Play Space per 1000 people
HOUSING	15. Ensure everyone has access to decent, appropriate and affordable housing	Will it support the provision of a range of quality housing of appropriate types and sizes, including affordable housing, to meet the identified needs of all sectors of the community?	Total and percentage of Dwellings completed that are affordable  House price to earnings ratio  Delivery of Extracare Housing
		Will it result in quality homes for people within the district to live in?	Number of new Gypsies and Travellers pitches and Travelling Showpeople plots
		Will it provide for housing for the ageing population?	

	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>Indicators</b>
		Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	
INCLUSIVE COMMUNITIES	16. Redress inequalities related to age, disability, gender, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups?	% of residents who feel their local area is harmonious
		Will it redress all the sections of inequality included in the Council's Single Equality Scheme which are as follows - Age Disability Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity Race Religion or Belief Sex Sexual Orientation	% of residents that definitely agree or tend to agree that their local area is a place where people from different backgrounds get on well together  Index of multiple deprivation
		Will it redress rural isolation - rurality?	
	17. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it provide accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc?)	Amount of new residential development within 30 minutes public transport journey time of key services
Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)			
18. Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	% of adults who feel they can influence decisions affecting their local area	
		% of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	
	Will it encourage engagement in community activities?	% of people who have participated in regular formal volunteering in last twelve months	
ECONOMIC ACTIVITY	19. Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	Number of People in Employment  Annual net change in VAT registered firms

	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>Indicators</b>
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge University related particularly through the development and expansion of clusters?	Industrial composition of employee jobs
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	
	20. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	Percentage of people claiming Job Seekers Allowance
		Will it encourage the rural economy and diversification, and support sustainable tourism?	% of Residents aged 16-64 in employment and working within 5km of home or at home (Census data)  Economic Activity Rate  Median Gross Household income
	21. Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	Investment Secured for Infrastructure and Community Facilities through developer contributions
		Will it improve access to education and training, and support provision of skilled employees to the economy?	Percentage of 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A* to C grade

	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>Indicators</b>
TRANSPORT	22. Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12 hour period Cycling trips index
		Will it support movement of freight by means other than road?	Congestion – average journey time per mile during the am peak environment
	23. Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	Investment secured for transport infrastructure through developer contributions
		Will it make the transport network safer for all users, both motorised and non-motorised?	People killed or seriously injured in road traffic accidents





## APPENDIX 2: THE SUSTAINABILITY APPRAISAL FRAMEWORK - SITES

<b>+++</b>	<b>Significant positive</b>
<b>+</b>	<b>Minor positive</b>
<b>0</b>	<b>Neutral</b>
<b>-</b>	<b>Minor Negative</b>
<b>---</b>	<b>Significant Negative</b>

<b>THEME</b>	<b>Sustainability Objective</b>	<b>Decision Making Criteria</b>	<b>+++</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>---</b>	<b>Notes</b>
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	75% or more Previously Developed Land (PDL)	25% to 74% Previously Developed Land (PDL)	0% to 24% Previously Developed Land (PDL)			Appropriately located previously developed land (PDL) should be given priority over Greenfield land, in order to support efficient use of resources. In the district there is a limited supply of previously developed land. Greenfield development will therefore be scored as neutral, with the positive impacts of using PDL highlighted by positive scoring.
		Will it use land efficiently?						n/a dependent on type and design of development not location
		Will it protect and enhance the best and most versatile agricultural land?			Development would not affect best and most versatile agricultural land (Grades 1 and 2)	Minor loss of best and most versatile agricultural land (Grades 1 and 2)	Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2)	Maps produced by DEFRA identify that most of South Cambridgeshire's farmland is in the higher grades of the Agricultural Land Grades 1, 2 and 3a are the grades which comprise the best and most versatile land which is a national resource. The DEFRA maps do not divide zone 3 into a and b. The focus of the appraisal will be on grade 1 and 2. Loss of 20 hectares or more would be considered significant, reflecting the threshold used for referring planning applications to DEFRA.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
	Environmental Pollution Air Quality and		Will it avoid the sterilisation of economic mineral reserves?  Will it minimise the degradation/loss of soils due to new development?			Site not within a designated area identified in the Minerals and Waste LDF, development would not have negative impact.	Site falls within a designated area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals Reserves	Site falls within a designated area in the Minerals and Waste LDF, development would have significant negative effect on identified Minerals Reserves
Minimise waste production and support the reuse and recycling of waste products		Will it encourage reduction in household waste, and increase waste recovery and recycling?						n/a dependent on type and design of development not location
Improve air quality and minimise or mitigate against sources of environmental pollution		Will it maintain or improve air quality?	Would remove significant existing source of air pollution. Site lies in an area where air quality will be acceptable.	Would remove minor existing source of air pollution. Site lies in an area where air quality will be acceptable.	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. Development unlikely to impact on air quality.	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation.	Site lies near source of air pollution, or development could impact on air quality, with significant negative impacts incapable of adequate mitigation.	Assessment will include impact on Air Quality Management Areas. They do not automatically make an area unsuitable for development, but are a material consideration. The assessment will include consideration of the health impacts of air quality.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	Development would remove existing use that creates nuisance, resulting in significant benefits	Development would remove existing use that creates nuisance, resulting in minor benefits	Development compatible with neighbouring uses.	Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation.	Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation	Considers whether the development of a site would result in nuisance that could affect surrounding uses, or whether the development itself would be subject to nuisance from surrounding uses. The assumption is made that sites will be designed to minimise light pollution, and the introduction of light to a previously dark area is not sufficient alone to result in a negative score.
	Will it minimise, and where possible address, land contamination?	Contamination, potential for major benefits through remediation of significant contamination	Contamination, potential for minor benefits through remediation of minor contamination	Development not on land likely to be contaminated.		Land likely to be contaminated, which due to physical constraints or economic viability cannot be satisfactorily remediated.	The presence of contamination will not always rule out development, as mitigation may be possible, although this could impact on delivery in terms of economic viability and timing of development. Removal and clean up of contamination can create positive benefits for the environment.	
	Will it protect and where possible enhance the quality of the water environment?	Development would result in significant improvement to water quality (e.g. by removing source of pollution)	Development would result in minor improvement to water quality (e.g. by removing source of pollution)	Development unlikely to affect water quality.	Development has potential to affect water quality, with minor negative impacts incapable of mitigation.	Development has potential to effect water quality, with significant negative impacts incapable of mitigation.	The Environment Agency designates Source Protection Zones where there is a risk of contamination to groundwater resources. The presence of a Source Protection Zone does not rule out development, but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).	

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
	Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	Significant positive impact on protected sites and species	Minor positive impact on protected sites and species	No impact on protected sites and species (or impacts could be mitigated)	Minor negative impact on protected sites and species incapable of mitigation.	Significant negative impact on protected sites and species incapable of mitigation.
Maintain and enhance the range and viability of characteristic habitats and species		Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	Significant Positive Impact (opportunity for enhancement and new features.	Minor Positive Impact (some opportunity for enhancement and new features.)	No impact (existing features that warrant retention can be retained or appropriate mitigation)	Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully mitigated)	Significant Negative Impact (loss of existing features, significant impacts unlikely to be capable of satisfactory mitigation)	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Improve opportunities for people to access and appreciate wildlife and green spaces		Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	Development would deliver significant new Green Infrastructure.	Development would create minor opportunities for new Green Infrastructure.	No impact (existing features retained, or appropriate mitigation possible)	Development would result in minor loss of Green Infrastructure, incapable of mitigation.	Development would result in significant loss of Green Infrastructure, No satisfactory mitigation measures possible.	Green Infrastructure is a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	Significant Positive Impact (Development would relate to local landscape character and offer significant opportunities for landscape enhancement)	Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement)	No impact (generally compatible, or capable of being made compatible with local landscape character)	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation)	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation)	This indicator is generally qualitative rather than quantitative. Where studies exist on landscape character these will be used to inform the assessment. Whilst not explicitly about the Green Belt, impact on the significance of the site with regard to purposes of the Green Belt will be a consideration when identifying the impact. Built development cannot get a positive impact in the Green Belt.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement)	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement)	No impact (generally compatible with local townscape character)	Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation)	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation)	This indicator is generally qualitative rather than quantitative. Where studies exist of townscape character these have been used to inform the assessment. Will also take into account the presence of Protected Village Amenity Areas and Important Countryside Frontages.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	Significant Positive Impact on Historic Assets	Minor Positive Impact on Historic Assets	No impact (or impacts capable of mitigation)	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation)	
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?						n/a dependent on type and design of development not location
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	Development would create major additional opportunities for renewable energy	Development would create minor additional opportunities for renewable energy	Standard requirements for renewables would apply.			Policies may continue to be included in the plan which require all sites to include a level of on-site renewable energy, which will therefore be proportionate to the scale of the development, therefore schemes will generally be scored as neutral. A positive score will be reserved for where the site offers a specific opportunity that can be secured through development beyond established policy.
		Will it promote energy efficiency?						n/a dependent on type and design of development not location.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Will it minimise contributions to climate change through sustainable construction practices?						
Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?		Flood Zone 1 and no issues that cannot be appropriately addressed PLUS opportunities for reducing flood risk elsewhere.	Flood Zone 1 and no drainage issues that cannot be appropriately addressed	Flood Zone 2, Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation)			National planning guidance requires a sequential approach to development and flood risk. Land in Flood Zones 2 or 3, in that sequence, should only be allocated if it can be demonstrated that there are no reasonably available sites in Zone 1 (the lowest risk of flooding) and must then take account of the vulnerability of the proposed land use and apply the exception test. National policy also requires developments not to increase flood risk elsewhere. Where a development offers a specific and deliverable opportunity to reduce flood risk elsewhere, this will achieve a positive score.
	Will it minimise the likely impacts of climate change on the development through appropriate design?							n/a dependent on type and design of development not location.
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?							n/a dependent on type and design of development not location.



THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?						n/a dependent on type and design of development not location. To avoid repetition this indicator will not be applied at a site comparison level. There are a range of other indicators relate to human health, including environmental issues (air quality and other forms of pollution), access to services and facilities, safe transport access and opportunities to use alternative transport modes, access to open space and Green Infrastructure.
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?						n/a dependent on type and design of development not location.
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	Development would deliver significant new public open space	Development would create minor opportunities for new public open space	No impact (existing features retained or appropriate mitigation)	Development would result in loss of public open space, minor impacts incapable of mitigation.	Development would result in significant loss of public open space.	It will be assumed that all potential housing sites would, as a minimum, provide the required level of new open space by policies established elsewhere in the plan. A positive weighting will be considered where a potential development site presents the opportunity to improve public accessibility or remedy an existing deficiency in provision. A development that will deliver open space against adopted standards, to meet the needs generated by the development, would be scored as a neutral impact. Development proposals that would result in loss of public open space which is not surplus to requirements would have a negative impact on existing communities.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?						N/A It is likely that all sites would be required to make provision for affordable housing, in line with the Council's adopted policies. Scale of contribution will depend on the scale of the site.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Will it provide for housing for the ageing population?						N/A Dependent on type and design of development not location.
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	Site would provide 5 or more pitches	Site would provide 1 to 4 pitches	No effect on pitch or plot provision.	Site would result in loss of 1 to 4 pitches	Site would result in loss of 5 or more pitches	Sites which would specifically provide accommodation for Gypsy and Traveller accommodation will achieve a positive score against this indicator.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	Edge of Cambridge Rural	Centre Minor		Group	Infill	The Settlement hierarchy will be developed considering the accessibility to services and facilities, and provides an appropriate proxy for assessing this objective. Note: Measures as the crow flies. Note: New Settlements will be considered on a case by case basis where they could fit in the hierarchy.
		Sub-Indicator: Distance to centre	Within 400m	Within 600m	Within 800m	Within 1000m	Beyond 1000m	The location in the village hierarchy is considered to be the key indicator, but the location of the site relative to the village centre is also an important issue. It will be particularly helpful for differentiating between sites at similar levels in the hierarchy. Note: Measures as the crow flies, to a specific central point in the village centre identified considering the location of facilities. If a particular service is disproportionately distant from a site, this will be noted. For sites on the edge of Cambridge measurements to a district or local centre defined in the Cambridge Local Plan will be used. For major development proposals the appraisal will also consider whether facilities would be provided on site.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	New local facilities or improved existing facilities are proposed of significant benefit	New facilities or improved existing facilities are proposed of minor benefit	No impact on facilities (or satisfactory mitigation proposed).	Development would result in loss of existing facilities, minor negative impact.	Development would result in loss of an existing facilities, major negative impact.	Site assessments will consider whether a suggested development site would affect any existing or proposed community services or facilities. Where new or improved facility that is suitable or viable is proposed it will receive a positive assessment. Where an existing facility would be lost, the assessment will consider the scale of the impact. For example if a facility was underused, it would receive a lesser impact. If appropriate mitigation is proposed, such as a replacement facility of equivalent value, the assessment would indicate a neutral impact.
	Will improve relations between people from different backgrounds or social groups?						n/a dependent on type and design of development not location.	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?					n/a dependent on type and design of development, and a range of factors addressed by other indicators	
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?					n/a dependent on type and design of development, and a range of factors addressed by other indicators	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	New local community / village hall or improved existing facility is proposed of significant benefit (and is viable and sustainable)	New local community / village hall or improved existing facility is proposed of minor benefit (and is viable and sustainable)	No facilities would be lost.	Development would result in loss of an existing local community / village hall. No satisfactory mitigation proposed.	Village Halls, Community centres of other meeting places. Focus will be on facilities addressed by the South Cambridgeshire Community Facilities Assessment.	

THEME	Sustainability Objective	Decision Making Criteria						Notes
			+++	+	0	-	---	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	Development would significantly enhance employment opportunities	Development would support minor additional employment opportunities	Development would have no effect on employment land or premises	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.	Development would have significant negative effect on employment opportunities, as a result of the loss of existing employment land.	Tests the impact of a site proposal on employment land and premises. If a site is proposed for mixed use development, or proposed for employment uses, it could enhance employment opportunities.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?						N/A Not applicable to residential development proposals
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	Development would significantly add to vitality or viability of existing centres.	Development would support vitality or viability of existing centres.	Development would have no effect on vitality or viability of existing centres.	Development would have negative effect on vitality or viability of existing centres.	Development would have significant negative effect on vitality or viability of existing centres.	National planning policy requires the consideration of the impact of policies and proposals on vitality and viability of town centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Will it encourage the rural economy and diversification, and support sustainable tourism?						
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	Public Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Less than 15 minutes	Public Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Between 15 and 30 minutes	Public Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Between 30 and 45 minutes	Public Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Between 45 and 60 minutes	Public Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Greater than 60 minutes		Delivery of employment through sites is tested separately, this indicator utilises transport modelling to assess transport accessibility to employment areas by public transport or walking. It utilises accession transport modelling, operated by the County Council, to measure journey time to a major employment area, identified as proving over 2000 jobs in the 2001 census. Major new settlements, which could include employment hubs, will be considered to be highly accessible. Where assumptions are made regarding site options this will be highlighted.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	Development can use existing capacity in utilities infrastructure	Minor Utilities Infrastructure improvements required, but constraints can be addressed.	No impact on Utilities e.g. not built development	Major utilities Infrastructure improvements required, but constraints can be addressed.	Utilities capacity not sufficient, constraints cannot be adequately addressed.	Focus of site testing will be utilities infrastructure. Information will be sought from utilities service providers. A particular focus will be on Sewage Treatment capacity, where infrastructure capacity can be limited by capacity of receiving watercourses. Utilising existing infrastructure where there is existing capacity will be scored highest.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	Sufficient surplus capacity available in local Schools	School capacity constraints but potential for improvement to meet needs.	No impact on Schools e.g. not residential development	School capacity not sufficient, but significant issues be adequately addressed	Capacity not sufficient, constraints cannot be adequately addressed.	The infrastructure requirements of a new development must be considered. There may be capacity in existing schools to serve the needs of new developments, and there may be potential for improvements to schools to serve additional pupils. Larger developments may create a requirement for new schools. Homes specifically for older people will be assumed to have a neutral impact.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	Score 20 to 24 from four criteria below	Score 15 to 19 from four criteria below	Score 10 to 14 from four criteria below	Score 5 to 9 from four criteria below	Score 0 to 4 from four criteria below	In order to provide an indication of the sustainability of a site with regard to its potential to promote travel by alternative modes of transport, a scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores are attributed through the four sub-criteria below, and the totals are used to provide an overall assessment of accessibility.
		Sub-indicator: Distance to bus stop / rail station	Within 400m (6)	Within 600m (4) 800m	(3)	Within 1000m (2)	Beyond 1000m (0)	Distance to the nearest public transport node (i.e. bus stop or potentially rail station) is one element of considering the quality of access to public transport. It should also be considered that in relation to some very large sites new or revised public transport routes or stops may be provided to meet the needs of the development. Where this is assumed this will be made clear in the assessment. Distance is measured as the crow flies from the centre of the site, to a point in the centre of Cambridge or market town. Where there are alternative transport routes available, the appraisal will explore the combination that will get the highest score.
		Sub-indicator: Frequency of Public Transport	10 Minute Service or better (6)	20 minute service (4)	30 minute frequency service (3)	hourly service (2)	less than hourly service (0)	Frequency of public transport is based on timetables as available at the time of the assessment, and summarised in the Village Services and Facilities study. Where there is variation it will utilise the frequency of peak times. If there is more than one bus service it will consider the combined frequency. It will also consider the highest frequency destination e.g. Cambridge or a market town. Where there is variation it will utilise frequency at peak times.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	20 minutes or less (6)	Between 21 and 30 minutes (4)	Between 31 and 40 minutes (3)	Between 41 and 50 minutes (2)	Greater than 50 minutes (0)	Typical journey time of public transport is based on timetables as available at the time of the assessment, and summarised in the Village Services and Facilities study. It will also consider the journey time to the centre utilised above.
		Sub-indicator: Distance for cycling to City Centre or Market Town	up to 5km (6)	5 to 10km (4)	10 to 15km (3)	15km+ (2)	20+ Km (0)	National policy highlights that cycling has the potential to substitute for short car trips, particularly under 5 kilometres. In the context of the district and reducing car trips, the indicator considers distance to Cambridge or a market town. Notes: Measures the distance from the centre of a site to a defined point at the centre of Cambridge or nearest market town.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	No capacity constraints identified that cannot be addressed, would result in significant improvement in highway capacity or improve highway access	No capacity constraints identified that cannot be addressed, would result in minor improvement in highway capacity or improve highway access	No capacity constraints identified, safe access can be achieved.	Insufficient capacity or access constraints. Minor negative effects incapable of mitigation.	Insufficient capacity or access constraints that cannot be adequately mitigated.	Sites will need to be capable of achieving appropriate access that meets Local Highway Authority standards for the scale of the development. For large sites in particular, the issue of capacity in the surrounding network will also be relevant. The Highways Agency and the Local Highways Authority have been consulted.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-	---	Notes
		Will it make the transport network safer for and promote use of non-motorised modes?	Would result in significant improvement to public transport, walking or cycling facilities	Would result in minor improvement to public transport, walking or cycling facilities no	impact	Would result in minor negative impact to public transport, walking or cycling facilities	Would result in major negative impact to public transport, walking or cycling facilities	New development may provide the opportunity for infrastructure improvements which would support travel by alternative modes to the car.





### Appendix 3: Detailed Sustainability Appraisal of Housing Sites

**Site No.** Site 303  
**Address** Cambourne, land at Cambourne  
**Location** Cambourne  
**Category of site** Rural Centre  
**Site area** 8.08

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	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.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre
		Sub-Indicator: Distance to centre	0	635m ACF to Cambourne, High Street
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	28.48 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Major utilities infrastructure improvements required, but constraints can be addressed. The mains water and sewerage systems will need reinforcement to increase capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 17
		Sub-indicator: Distance to bus stop / rail station	+++	174m to nearest bus stop ACF (Cambourne Business Park)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 4)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	27 Minutes (Cambourne Business Park to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	11.36km ACF to St. Ives
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	-	Minor negative effects incapable of mitigation. Capacity constraints - the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 305  
**Address** Great Shelford, Land east of The Hectare, Walden Way & Hobson Acre  
**Location** Great Shelford  
**Category of site** Rural Centre  
**Site area** 2.81

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses. It is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of the site would result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of the site would create development contrary to the ribbon development character of this area of village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	-	The majority of the site is Flood Zone 1. A small area is in Flood Zones 2 and 3.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		



Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,128m to Great Shelford, Woollards Lane)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	20.24 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 17
		Sub-indicator: Distance to bus stop / rail station	+++	240m to nearest bus stop ACF (Great Shelford, Bridge Close)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	32 Minutes (Great Shelford, Bridge Close to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.49km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved. The site has access to More's Meadow and The Hectare.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 306  
**Address** Histon, Land west of 113 Cottenham Road  
**Location** Histon  
**Category of site** Rural Centre  
**Site area** 2.16

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise from Unwins Industrial Estate required.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?				
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,038m to Histon, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
	Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Will it encourage engagement with community activities?		0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	12.17 minutes from site to nearest employment area with 2000+ employees. 5 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 18
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	+++	163m to nearest bus stop ACF (Histon, Glebe Way)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 8)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	26 Minutes (Histon, Glebe Way to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6.27km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	---/-	Insufficient capacity or access constraints that cannot be adequately mitigated. Access constraints - the track that at present serves as an access unlikely to be suitable as an access for such a large area of land.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.



**Site No.** Site 308  
**Address** Histon, Land at Former Bishops Hardware Store  
**Location** Histon  
**Category of site** Rural Centre  
**Site area** 0.22

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	The whole of the site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?		
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		
		Will it minimise, and where possible address, land contamination?	+	The site was formerly used for industrial purposes and is adjacent to a former railway and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	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.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	+++	Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Rural Centre
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,155m to Histon, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0 / -	Development would result loss of existing facilities, minor negative impact - loss of a hardware store, but marketing has shown no retail demand and there is another shop available opposite the site.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
	Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Will it encourage engagement with community activities?		0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0 / -	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land - loss of a hardware store, but marketing has shown no retail demand.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0 / -	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 - loss of a hardware store, but marketing has shown no retail demand.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?		
		Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	4.66 minutes from site to nearest employment area with 2000+ employees. 13 employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Total Score of 24
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	+++	10-70m to nearest bus stop ACF (Histon & Impington, Guided Bus Stop)
		Sub-indicator: Frequency of Public Transport	+++	10 minute service (Guided Bus A & B)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	16 Minutes (Histon & Impington, Guided Bus Stop to Cambridge, The Busway Regent Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.13km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved. A junction located on to Cambridge Road would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

**Site No.** Site 310  
**Address** Sawston, Dales Manor Business Park  
**Location** Sawston  
**Category of site** Rural Centre  
**Site area** 2.06

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	The whole of the site is previously developed land comprising commercial buildings and open storage areas.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	?	This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby landuses. Development by itself however would have negative impacts which could not be effectively mitigated.
		Will it minimise, and where possible address, land contamination?	+	The site was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	+	Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0 / +	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,162m to Sawston, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
	Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
		Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.



Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is occupied by low intensity uses.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	26.67 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 13
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	0	695m to nearest bus stop ACF (Sawston, Churchfield Avenue)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.17km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	-	Would result in minor negative impact to public transport, walking or cycling facilities if developed as a free-standing site as access would be through the Business Park along Grove Road.

**Site No.** Site 311  
**Address** Sawston, land north of White Field Way  
**Location** Sawston  
**Category of site** Rural Centre  
**Site area** 6.6

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within a designated area identified in the Minerals and Waste LDF, development would not have negative impact.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Score assumes built development is confined to the east of the north-south tree belt.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?				
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,003m to Sawston, High Street)
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Encourage and enable the active involvement of local people in community activities	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	0	30.36 minutes from site to nearest employment area with 2000+ employees. No employment areas with 2000+ employees can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	0	775m to nearest bus stop ACF (Sawston, Babraham Road)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	40 Minutes (Sawston, Babraham Road to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.16km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact

**Site No.** Site 312  
**Address** Sawston, land at Former Marley Tiles Site, Dales Manor Business Park  
**Location** Sawston  
**Category of site** Rural Centre  
**Site area** 10.7

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	The whole of the site is previously developed land comprising commercial buildings and open storage areas.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	+++	This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby landuses.
		Will it minimise, and where possible address, land contamination?	+	The site was formerly in commercial / industrial use and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.



Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	+	Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0 / +	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,098m to Sawston, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	- / 0	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land. Much of site is currently vacant (since 2008), or occupied by low intensity uses. Impact mitigated by inclusion of 30,000sq ft new floorspace with higher employment potential.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	25.36 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 13
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	0	625m to nearest bus stop ACF (Sawston, Churchfield Avenue)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.17km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

**Site No.** Site 313  
**Address** Land north of Babraham Road, Sawston  
**Location** Sawston  
**Category of site** Rural Centre  
**Site area** 3.64

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2.
	Minimise waste production and support the reuse and recycling of waste products	Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
Will it encourage reduction in household waste, and increase waste recovery and recycling?				
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	+/0	The site is adjacent to an old railway line which may have contaminated land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0/+	Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins industrial estate to the west.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	---	Beyond 1000m from nearest centre ACF (1,175m to Sawston, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	27.53 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed.



Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 12
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	-	830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
		Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.56km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact

**Site No.** Site 316  
**Address** Cottenham, Land to Rear of High Street  
**Location** Cottenham  
**Category of site** Minor Rural Centre  
**Site area** 7.02

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	The site includes residential properties and yards, but this is a very small proportion of the site.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	+	Development would remove various industrial / commercial type uses that creates nuisance, resulting in minor benefits in the local noise climate.
		Will it minimise, and where possible address, land contamination?	+	A small part of the site was formerly used as a yard and may have contaminated land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	- / ---	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - loss of significant green backdrop.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site is within the Conservation Area, adjacent and close to several Grade II Listed Buildings along High Street, including where highway access will be provided. Loss of green backdrop will have a significant impact on their setting.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+	Development would create minor opportunities for new public open space.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	-	814m from nearest centre ACF (Cottenham, High Street)
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Encourage and enable the active involvement of local people in community activities	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	-	Assumption that the yard is in use for business use, which would mean that development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	23.02 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	0	258m to nearest bus stop ACF (Cottenham, Pastures) <b>785m to nearest bus stop ACF (Cottenham, Lambs Lane)</b>
		Sub-indicator: Frequency of Public Transport	+	Less than hourly (106 Service) <b>20 minute service (Citi 8)</b>
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	41-50 Minutes (Cottenham, Ivatt Street to Ely, Market Street) <b>36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)</b>
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.81km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved. No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
		Will it make the transport network safer for and promote use of non-motorised modes?	+++	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities.

**Site No.** Site 318  
**Address** Linton, Land to the east of Linton  
**Location** Linton  
**Category of site** Minor Rural Centre  
**Site area** 27.95

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	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.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	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.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The site within GroundwaterSource Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	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.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	-	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	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.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		



Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	-	814m from nearest centre ACF (Cottenham, High Street)
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Encourage and enable the active involvement of local people in community activities	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
		Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?		
		Will it contribute to providing a range of employment opportunities, in accessible locations?	0	33.16 minutes from site to nearest employment area with 2000+ employees. No employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including 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.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues be adequately addressed

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	0	258m to nearest bus stop ACF (Cottenham, Pastures) <b>785m to nearest bus stop ACF (Cottenham, Lambs Lane)</b>
		Sub-indicator: Frequency of Public Transport	+	Less than hourly (106 Service) <b>20 minute service (Citi 8)</b>
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	41-50 Minutes (Cottenham, Ivatt Street to Ely, Market Street) <b>36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)</b>
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.81km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, 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.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 320  
**Address** Melbourn, land to the east of New Road  
**Location** Melbourn  
**Category of site** Minor Rural Centre  
**Site area** 9.13

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2)
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	+	Potential contamination from agricultural use, potential for minor benefits through remediation of minor contamination
		Will it protect and where possible enhance the quality of the water environment?	0	Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0/-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of part of an arable field on rising land. The impact of this could be mitigated by restricting development to the northern part of the site and by the creation of a new soft green edge on the southern boundary.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+	Development would create minor opportunities for new public open space
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	0	703m of nearest centre ACF (Melbourn, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	13.13 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+++/+	Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+++	Sufficient surplus capacity available in all catchment schools.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 17
		Sub-indicator: Distance to bus stop / rail station	0	683m to nearest bus stop ACF (Melbourn, Vicarage Close)
		Sub-indicator: Frequency of Public Transport	-	hourly service (26 Service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	32 Minutes (Melbourn, Vicarage Close to Cambridge, Drummer Street) <b>9 Minutes (Melbourn, Vicarage Close to Royston, Bus Station)</b>
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.97km ACF to Royston
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.



**Site No.** Site 321  
**Address** Papworth Everard, land at The Ridgeway  
**Location** Papworth Everard  
**Category of site** Minor Rural Centre  
**Site area** 11.12

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the the strong linear character of the village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	0	602m from nearest centre ACF (Papworth Everard, Ermine Street North)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	23.08 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor utilities infrastructure improvements required, but constraints can be addressed. Development of this site would require local and upstream reinforcements to the electricity network. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	+	535m to nearest bus stop ACF (Papworth Everard, Wood Lane)
		Sub-indicator: Frequency of Public Transport	---	less than hourly service (1 Service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	29 Minutes (Papworth Everard, Wood Lane to Cambridge, Drummer Street) <b>14 Minutes (Papworth Everard, Wood Lane to St Ives, Bus Station)</b>
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.01km ACF to St. Ives
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	-	Minor negative effects incapable of mitigation. Possible capacity constraints - the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 322  
**Address** Waterbeach, Land north of Bannold Road  
**Location** Waterbeach  
**Category of site** Minor Rural Centre  
**Site area** 4.01

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	A very small part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	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.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds). A majority of the development sites falls within the Waterbeach Level Internal Drainage District, which does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated). There is a group of protected trees located 105m to the south west.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	Neutral impact (existing features retained, or appropriate mitigation possible). The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the 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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	-	820m from nearest centre ACF (Waterbeach, Chapel Street)
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Encourage and enable the active involvement of local people in community activities	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.	



Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	23.50 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+++ / +	Development can use existing capacity in utilities infrastructure. However, there is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	- / ---	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient primary and secondary school capacity.

Transport		Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 17
	Reduce the need to travel and promote more sustainable transport choices.	Sub-indicator: Distance to bus stop / rail station	+++	250m to nearest bus stop ACF (Waterbeach, Fletcher Avenue)
		Sub-indicator: Frequency of Public Transport	-	Hourly service (9 Service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	28 Minutes (Waterbeach, Fletcher Avenue to Cambridge, Drummer Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.13km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

**Site No.** Site 323  
**Address** Willingham, Land north of Rook Grove  
**Location** Willingham  
**Category of site** Minor Rural Centre  
**Site area** 2.08

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	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.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
		Will it protect and where possible enhance the quality of the water environment?	0	Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. A footpath lies along the northern boundary of the site.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development of the whole of this site, beyond Bourneys Manor Close, would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would extend the built area of the village outwards into land that is open and rural in character. This would have an adverse effect on the setting of the Conservation Area and wider setting of Listed Buildings. It may be possible to accommodate a much smaller development on part of the site.
	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of the whole of this site, beyond Bourneys Manor Close, would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would extend the built area of the village outwards into land that is open and rural in character. This would have an adverse effect on the setting of the Conservation Area and wider setting of Listed Buildings. It may be possible to accommodate a much smaller development on part of the site.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	- / 0	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – the site forms an important part of the setting of the Conservation Area and Grade II 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. It may be possible to accommodate a much smaller development on part of the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	---	Flood Zone 3 (or other form of flood risk incapable of appropriate mitigation).
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	+++	268m from nearest centre ACF (Willingham, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	21.01 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+++	Development can use existing capacity in utilities infrastructure. However, the sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	+++	265m to nearest bus stop ACF (Willingham, Osborn Close)
		Sub-indicator: Frequency of Public Transport	-	Hourly service (Citi 5)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	44 Minutes (Willingham, Osborn Close to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.63km ACF to St. Ives
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	--- / -	Insufficient capacity or access constraints that cannot be adequately mitigated. The Highways Agency comment that this site is in an area heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures. It is unclear whether appropriate access can be secured to the site.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 324  
**Address** Bassingbourn, 2 parcels north of High Street  
**Location** Bassingbourn  
**Category of site** Group Village  
**Site area** 2.5362

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0/-	Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
		Will it minimise, and where possible address, land contamination?	0/+	The site would require investigation due to historic maps indicating some infilled land. Potential for benefits through remediation of any contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.



Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-/---	Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of the site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural setting for the listed buildings and conservation area, and would also change the rural character of this wooded and enclosed area of the village.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of single depth development in the historic core of this part of village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	---	Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0/-	The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2, 3a and 3b along the eastern boundary, part of the southern boundary and also running east-west across the centre of the site.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
		Sub-Indicator: Distance to centre	+++	226m from nearest centre ACF (Bassingbourn, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0/+	New facilities or improved existing facilities are proposed of minor benefit. The promoter has indicated that the site will include a relocated Spar shop with public car park.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
	Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Will it encourage engagement with community activities?		+	New village hall is proposed.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	20.89 minutes from site to nearest employment area with 2000+ employees. 2 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 18
		Sub-indicator: Distance to bus stop / rail station	+++	251m to nearest bus stop ACF (Bassingbourn, The Limes)
		Sub-indicator: Frequency of Public Transport	---	Less than hourly service (127 service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	20-25 Minutes (Bassingbourn, The Limes to Royston, Bus Station)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.44km ACF to Royston
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	-	Minor negative effects incapable of mitigation. Access constraints - the promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 326  
**Address** Comberton, Land at Bennell Farm  
**Location** Comberton  
**Category of site** Group Village  
**Site area** 6.27

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	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.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?				
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
		Sub-Indicator: Distance to centre	0	665m of nearest centre ACF (Comberton, West Street / Barton Road)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	27.81 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC.



Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 18
		Sub-indicator: Distance to bus stop / rail station	+++	270m to nearest bus stop (Comberton, Kentings)
		Sub-indicator: Frequency of Public Transport	+	Hourly service (18 service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	23 Minutes (Comberton, Kentings to Cambridge, Drummer Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	7.77km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved. A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 327  
**Address** Milton, Land west of A10  
**Location** Milton  
**Category of site** Group Village  
**Site area** 9.54

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but the majority of the site is Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	---	Development not compatible with neighbouring uses. Some possible noise from the A14 and neighbouring commercial uses. Odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance.
		Will it minimise, and where possible address, land contamination?	+	Potential for minor benefits through remediation of minor contamination. The site is adjacent to a known landfill site, therefore investigation will be required
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant negative impact (development conflicts with landscape character, with significant negative impacts incapable of mitigation) - development of this site would result in considerable encroachment of built development into the open farmland to the north of the village.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant negative impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would result in built development in an area characterised by agricultural buildings and individual dwellings.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
		Sub-Indicator: Distance to centre	-	870m of nearest centre ACF (Milton, High Street)
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development. The proposal involves the loss of an area of the golf course but all other facilities are being retained.	
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	14.40 minutes from site to nearest employment area with 2000+ employees. 9 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is close to capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Total Score of 24
		Sub-indicator: Distance to bus stop / rail station	+++	292m to nearest bus stop (Milton, Park and Ride)
		Sub-indicator: Frequency of Public Transport	+++	10 minute service (99 P&R service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	20 Minutes (Milton, Park and Ride to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.65km ACF to Cambridge City Centre
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 330  
**Address** Great Chesterford, Land adjacent to Whiteways, Ickleton Road  
**Location** Great Chesterford  
**Category of site** Rural Centre  
**Site area** 3.9

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
	Minimise waste production and support the reuse and recycling of waste products	Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	A large part of the site is within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
		Will it maintain or improve air quality?		
	Will it protect and where possible enhance the quality of the water environment?	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		
		Will it minimise, and where possible address, land contamination?		
Biodiversity	Avoid damage to designated sites and protected species	Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
		Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	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.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		



Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.	
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?			
		Will it provide for housing for the ageing population?			
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.	
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.	
		Sub-Indicator: Distance to centre	0	Beyond 1000m from nearest centre ACF (1,381m to Ickleton, Abbey Street) <b>Within 800m of Great Chesterford Centre</b>	
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?			
		Will it redress inequalities?			
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?			
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?		
		Will it contribute to providing a range of employment opportunities, in accessible locations?	+	15.60 minutes from site to nearest employment area with 2000+ employees. 3 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score of 18
		Sub-indicator: Distance to bus stop / rail station	+++	<b>221m to nearest bus stop ACF (Great Chesterford, Station Turn)</b> 425m to nearest train station ACF (Great Chesterford)
		Sub-indicator: Frequency of Public Transport	-	<b>Hourly Service (Citi 7)</b> Hourly Service (Train)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	66 Minutes (Great Chesterford, Station Turn to Cambridge, Emmanuel Street) <b>19 Minutes (Great Chesterford, Station Turn to Saffron Walden, Station Street)</b> 16 Minutes (Great Chesterford Station to Cambridge Station)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.56km ACF to Saffron Walden
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	-	Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

**Site No.** Site 331  
**Address** East Farm  
**Location** Melbourn  
**Category of site** Minor Rural Centre  
**Site area** 2.83

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2)
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	+	Potential contamination from agricultural use, potential for minor benefits through remediation of minor contamination
		Will it protect and where possible enhance the quality of the water environment?	0	Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0/-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) to neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be mitigated if the site is developed with site 320 to create a straight village edge running between the new development on New Road and the south east corner of the orchard and a new soft green edge is created on the southern boundary of the site.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	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.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	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.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre
		Sub-Indicator: Distance to centre	-	813m from nearest centre ACF (Melbourn, High Street)
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.	
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	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.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	11.88 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+++/+	Development can use existing capacity in utilities infrastructure. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+++	Sufficient surplus capacity available in all catchment schools.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total score of 16.
		Sub-indicator: Distance to bus stop / rail station	+	507m to nearest bus stop ACF (Melbourn, Russett Way)
		Sub-indicator: Frequency of Public Transport	-	hourly service (26 Service)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	31 Minutes (Melbourn, Russett Way to Cambridge, Emmanuel Street) <b>11 Minutes (Melbourn, Russett Way to Royston, Bus Station)</b>
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.24km ACF centre of site to Royston Market.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	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.



#### Appendix 4: Summary Assessment Tables of Housing Sites

Site Reference	Site 303	Site 305	Site 306	Site 308	Site 310	Site 311	Site 312
Address (summary)	Land at <b>Cambourne</b>	Land east of The Hectare, <b>Great Shelford</b>	Land west of 113 Cottenham Road, <b>Histon</b>	Former Bishops Hardware Store, <b>Histon</b>	Dales Manor Business Park, <b>Sawston</b>	Land north of White Field Way, <b>Sawston</b>	Former Marley Tiles Site, Dales Manor Business Park, <b>Sawston</b>
Site Size (gross ha)	8.08	2.81	2.16	0.22	2.06	6.60	10.70
Notional dwelling capacity	242	84	29	10	62	88	260
SHLAA strategic considerations	0	-	-	+	0	-	0
Green Belt	0	-	-	0	0	-	0
Significant local considerations	-	-	---	0	---	0	-
Landscape and Townscape impact	0	---	-	+	0	0	0
Site specific factors	+++	---	---	+++	-	+++	+
Accessibility to key local services and facilities (SA criteria 37)	+	+	+	+++	+	+	+
Distance to key local services and facilities (SA criteria 38)	0	---	---	---	---	---	---
Accessibility to a range of employment opportunities (SA criteria 48)	+	+	+++	+++	+	0	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+	+++	0	0	0
Sustainable Development Potential							

**Site Comments:**

<b>Site 303</b>	Land within Cambourne Business Park, which is identified as an established employment area in the countryside. No landscape or townscape issues. Development would have an impact on the A428 with capacity issues.
<b>Site 305</b>	Land on the north eastern edge of Great Shelford to the rear of existing properties and bordering Hobson's Brook. The site is within the Green Belt and would have significant adverse impact on the surrounding landscape and townscape.
<b>Site 306</b>	Site west of the B1049, to the north of Histon. Within Green Belt. Some adverse heritage, townscape and landscape impacts, but smaller scale of development possible. Main issue is inadequate site access.
<b>Site 308</b>	Site within the village framework, immediately to the south of Guided Busway. Site in disrepair and redevelopment could improve the site and setting
<b>Site 310</b>	Part of the Dales Manor Business Park. Site access only through existing business park. Some noise concerns. Site only capable of residential development as part of a comprehensive scheme including site 312 which would provide a safe access and reduced noise impacts.
<b>Site 311</b>	Land north of White Field Way. Green Belt and landscape impacts can be mitigated by avoiding built development in the field adjacent to the A1301. Relatively distant from the services and facilities in the village centre.
<b>Site 312</b>	Western part of the Dales Manor Business Park. Proposed comprehensive redevelopment with new business employment development to the east and a new road access junction to south. Loss of employment land. Some noise concerns. Relatively distant from the services and facilities in the village centre.

Site Reference	Site 313	Site 316	Site 318	Site 320	Site 321	Site 322	Site 323
<b>Address (summary)</b>	Land north of Babraham Road, <b>Sawston</b>	Land to Rear of High Street, <b>Cottenham</b>	Land to the east of <b>Linton</b>	Land to the east of New Road, <b>Melbourn</b>	Land at The Ridgeway, <b>Papworth Everard</b>	Land north of Bannold Road, <b>Waterbeach</b>	Land north of Rook Grove, <b>Willingham</b>
<b>Site Size (gross ha)</b>	3.64	7.02	27.95	9.13	11.12	4.01	2.08
<b>Notional dwelling capacity</b>	109	158	419	203	167	90	26
<b>SHLAA strategic considerations</b>	-	0	0	0	0	0	---
<b>Green belt</b>	-	0	0	0	0	0	0
<b>Significant local considerations</b>	-	---	---	-	-	0	-
<b>Landscape and Townscape impact</b>	0	---	---	-	---	-	-
<b>Site specific factors</b>	+	-	---	+	---	0	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	+	0	0	0	0	0	0
<b>Distance to key local services and facilities (SA criteria 38)</b>	---	-	-	0	0	-	+++
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	0	+++	+	+	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	0	0	+	0	+	0
<b>Sustainable Development Potential</b>							

**Site Comments:**

<b>Site 313</b>	Land north of Babraham Road to east of the village. Green Belt and landscape impacts capable of mitigation by creation of a new soft green edge to the east. Some noise concerns. Relatively distant from the services and facilities in the village centre.
<b>Site 316</b>	Site to the north of Cottenham, east of High Street. Major adverse heritage, townscape and landscape impacts - impact on several Grade II Listed Buildings, Conservation and loss of green backdrop.
<b>Site 318</b>	Sites around the eastern edge of Linton, previously considered as part of larger SHLAA site 120. Significant historic, townscape and landscape impacts that cannot be mitigated due to undulating landscape and impact on Conservation Area and Listed Buildings. Highway concerns which may only be possible to mitigate with substantial development.
<b>Site 320</b>	Land east of New Road to south of the village. Significant landscape impacts capable of mitigation by restricting built development to the north of the site adjoining the village and creation of a new soft green edge to the south.
<b>Site 321</b>	Located on the north-eastern edge of Papworth Everard. Significant adverse impact on the landscape, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields.
<b>Site 322</b>	Site north of Bannold Road, in the green separation between the vilage and Barracks. Some adverse townscape and landscape impacts, but smaller scale development possible.
<b>Site 323</b>	Site north of Rook Grove, wholly within flood zone 3. Adverse heritage, townscape and landscape impacts. No safe access.

Site Reference	Site 324	Site 326	Site 327	Site 330	Site 331
Address (summary)	2 parcels north of High Street, <b>Bassingbourn</b>	Land at Bennell Farm, <b>Comberton</b>	Land west of A10, <b>Milton</b>	Land adjacent to Whiteways, Ickleton Road, <b>Gt. Chesterford</b>	East Farm, <b>Melbourn</b>
Site Size (gross ha)	2.54	6.27	9.54	3.90	2.83
Notional dwelling capacity	57	115	215	117	64
SHLAA strategic considerations	-	-	-	0	0
Green belt	0	-	---	0	0
Significant local considerations	-	0	---	-	-
Landscape and Townscape impact	---	0	---	---	-
Site specific factors	---	+	---	---	+
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	0	0
Distance to key local services and facilities (SA criteria 38)	+++	0	-	0	-
Accessibility to a range of employment opportunities (SA criteria 48)	+	+	+++	+	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+++	+	+
Sustainable Development Potential					

**Site Comments:**

<b>Site 324</b>	Small areas of the site are in Flood Zones 2, 3a and 3b. Near to a number of listed buildings and is within the Conservation Area, therefore development would have an adverse impact on their settings. Significant adverse impact on the landscape and townscape.
<b>Site 326</b>	Land adjacent to Comberton (in Toft Parish). Limited adverse impact on Green Belt purposes provided boundary landscaping is maintained.
<b>Site 327</b>	Land to the west of Milton, adjacent to the landfill site and Park & Ride. Odour issues from the adjacent uses that cannot be adequately mitigated. Significant adverse impacts on landscape and townscape as proposal is for significant level of development within the countryside.
<b>Site 330</b>	Isolated site to the west of Great Chesterford, sandwiched between M11 and mainline railway, both on embankments. Significant townscape impacts as site does not relate to built-up area of Great Chesterford, separated by the railway line. Possible noise issues from M11 / railway. Highway concerns.
<b>Site 331</b>	Orchard to south of village. Significant landscape impacts unless developed with site 320 which would allow for effective mitigation by restricting development to land adjoining the village and through creation of a new soft green edge to the south.

## Appendix 5: Assessment of Employment Sites

### South Cambridgeshire Local Development Framework

#### Employment and Retail Sites

#### Site Assessment Proforma

<b>Location</b>	Milton
<b>Site name / address</b>	Land between the A14 and Milton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Employment development
<b>Site area (hectares)</b>	1.79 ha
<b>Site Number</b>	EM1
<b>Site description &amp; context</b>	Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.
<b>Current or last use of the site</b>	Open grass and scrubs.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	<p>Planning application refused (S/1792/08/F) January 2009 for Erection of 120 Bed Hotel and Restaurant together with Associated Parking and Infrastructure. Reasons for refusal were inappropriate development in the Green Belt, loss of greenfield land marking entrance to Milton Village, insufficient transport information, inadequate noise assessment, material planning considerations do not amount to special circumstances to outweigh harm to the Green Belt.</p> <p>The application was considered at appeal, and dismissed. The inspector noted: 'I have found that there would also be very significant harm to the openness of the Green Belt and considerable harm to its purpose of checking the unrestricted sprawl of large built-up areas.' 'In my view significant weight should be attached to the need for hotel</p>

	<p>accommodation. The lack of allocated sites for budget hotels and the sustainability and suitability of the appeal site should attract considerable weight in favour of the development. However, I have found nothing else to add material weight in favour of the development and despite the weight I have attached to these other considerations, it is my view that they would not clearly outweigh the totality of the harm.'</p> <p>The site has been used for storage and facilities in relation to A14 improvements (S/1097/05/LDC). The granting of permission for this temporary use does not imply that such permission would be allowed for permanent usage of the site. The Certificate of Lawful Existing Use specifically indicated the need to return the land to its original use and clear of structures, materials and plant as soon as practical after the works are completed.</p> <p>The inspector at the inquiry into the 2004 Local Plan considered this site. He stated in his 2002 report that "although the site is only a narrow corridor of undeveloped land I consider that it performs a Green Belt function by creating at least some separation between the urban area of Cambridge to the south of the A14 and the large village of Milton north of Cambridge Road. The present situation is no different from that which existed when the Green Belt was first defined and in my view there are no exceptional circumstance that justify a change to the boundary." (Paragraph 72.4).</p> <p>The site was also proposed by a representor for employment uses to the Site Specific Policies DPD. The Inspectors Report notes, 'The site between the A14 and Milton is an example where there is no justification for taking the land out of the Green Belt and including it in the Development Framework and allocating it for employment.' (paragraph 15.5)</p>
<b>Source of site</b>	Issues and Options 2012 Representation: 47072

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purpose:</p> <ul style="list-style-type: none"> <li>• Prevents coalescence between settlements and with Cambridge.</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>• A landscape which retains a strong rural character.</li> </ul> <p>The site is contributing to the separation of the village of Milton from</p>



	<p>the City of Cambridge. Although the A14 provides a physical separation the presence of the objector's site as a green space emphasises the visual separation of the settlements. This is noted in the Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality to be safeguarded.</p> <p>The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function. It is considered crucial to preventing the coalescence of these two settlements and therefore the site is fulfilling this purpose</p>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<p>No.</p> <p>Waste Consultation Area, and Waste Water Treatment Works Consultation Area in Minerals and Waste LDF, but capable of appropriate mitigation.</p>
<b>Tier 1 conclusion:</b>	Development would have a significant negative impact on the Green Belt.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<p>No heritage designations in vicinity of site.</p> <p>County Council Historic Environment team indicate previous land use is likely to have compromised the survival of archaeological remains.</p>
<b>Environmental and wildlife designations and considerations?</b>	<p>No designations.</p>
<b>Physical considerations?</b>	<p>Airport Safety Zone – Buildings over 15m in height.</p> <p>Noise and air quality issues associated with the A14.</p>
<b>Townscape and landscape impact?</b>	<p>The site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.</p>
<b>Can any issues be mitigated?</b>	<p>It would not be possible to mitigate the significant impacts on landscape and townscape.</p> <p>Noise issues likely to be capable of appropriate mitigation for employment development.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is adjacent to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on existing network.</li> <li>• Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Significant impacts on landscape and townscape incapable of appropriate mitigation.
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable</b>	

<b>area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided. Using assumptions utilised in the ELR, (3282 sq m per hectare B1a/B1b), site could accommodate.....

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown.
<b>When would the site be available for development?</b>	The site appears to be available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be</b>	None known.

<b>overcome?</b>	
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Due to impact on the Green Belt, and landscape and townscape, the site is not considered to have development potential.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Milton
<b>Site name / address</b>	Land south of park and ride west of A10
<b>Category of site:</b>	In the countryside
<b>Description of promoter's proposal</b>	Employment development
<b>Site area (hectares)</b>	9.5 ha
<b>Site Number</b>	EM2
<b>Site description &amp; context</b>	<p>Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton.</p> <p>The land comprises an open, relatively level field. There is a significant tree belt to the west. The land of the landfill site rises to the south.</p>
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	<p>The Site was proposed in representations to the South Cambridgeshire Site Specific Policies DPD for a sports village, but not supported by the Council. The issue was considered by the Inspector at the Examination, who concluded, 'A sport village and community stadium, near Milton, would be inappropriate because the site is a substantial open area outside any settlement and is located in the Green Belt. The need for, and benefits of, development do not amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt. An allocation within the Green Belt would lead to development of a scale inappropriate in the Green Belt.'</p> <p>The site was also examined as a potential site option in the Cambridgeshire Horizons Community Stadium Feasibility Study.</p> <p>S/1251/76 &amp; S/1252/76 (petrol filling station, showroom and</p>

	workshop) – planning permission was refused in November 1976 on the grounds that the development would create further visual intrusion into the countryside and Green Belt, that is already being affected by the northern and Milton by-pass.
<b>Source of site</b>	Issues and Options 2012 Representation: 44017

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge’s setting; and</li> <li>• Prevents coalescence between settlements and with Cambridge.</li> </ul> <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>• A landscape which retains a strong rural character.</li> </ul> <p>The Landscape Design Associates Green Belt Study (2002) describes the outer rural areas of the Green Belt as areas of landscape from which distinct views of the city are scarce or absent and outlines that the function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape (page 62). It also concludes that the outer rural areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting and therefore they may also have the potential to accommodate change and development that does not adversely affect the setting and special character of Cambridge (page 66). The study describes land north of Milton as being within the western Fen Edge landscape character area, where views to Cambridge are restricted by the low lying topography and the A14. Therefore the only key views to Cambridge are from the A14 (page 46).</p> <p>The site falls within an area where development would have a significant adverse impact on the Green Belt purposes and functions. The site is within the open countryside that separates Milton from Histon &amp; Impington. Development in this location would result in considerable encroachment of built development into the open countryside to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
<b>Is the site subject to any other</b>	Minerals and Waste LDF designations – the site is adjacent to Milton Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management

<b>considerations that have the potential to make the site unsuitable for development?</b>	operations.
<b>Tier 1 conclusion:</b>	The site would have a significant negative impact on the Green Belt.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<p>Non-statutory archaeological site – Cropmarks in the area indicate the location of an enclosure of probable prehistoric or Roman date. There is extensive evidence for prehistoric and Roman settlement and agriculture in the vicinity, identified by fieldwork undertaken in advance of the park and ride construction and landfill operations. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.</p>
<b>Environmental and wildlife designations and considerations?</b>	<p>Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA.</p> <p>Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>Agricultural land of high grade – the majority of the site is grade 2 agricultural land.</p>
<b>Physical considerations?</b>	<p>Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning application.</p> <p>Other environmental conditions (odour) – odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that this can be mitigated to provide an acceptable environment. It is</p>

	<p>recommended that an odour assessment in accordance with PPG 24 is undertaken.</p> <p>With the exception of a small part of the eastern corner, this site falls within the Waste Consultation Area for Milton Landfill, Milton (including the Household Recycling Centre). This Consultation Area covers the landfill site and extends for a further 250 metres. Development within this Consultation Area must not prejudice existing waste management operations.</p>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred on a triangular green, parish church and Milton Hall with parkland designed by Repton. The Study describes Milton as being strongly contained to the west by the A10 and road corridor, beyond which open fen farmland dominates the landscape setting. This land is very flat with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particular distinctive features. The immediate landscape setting of the village when approached from the north is dominated by an enclosed area of paddocks and allotments. To the east, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the open farmland to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
<b>Can any issues be mitigated?</b>	<p>No - it is not possible to mitigate the impacts on the landscape and townscape. It has not been demonstrated odour issues can be addressed.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p> <p>Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. It is noted, however, that the site is close to the A14/A10 interchange which is already heavily congested in peak hours and particular consideration will need to be given to this. The Highways Agency will also need to be consulted given potential implications for the Trunk Road.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on existing network.</li> <li>• Mains Water – the site falls within the CWC Cambridge</li> </ul>



	<p>Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted. 13th Public Drain runs to south of site.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Development of this site would have a significant adverse impact on the landscape and townscape of this area. There is no evidence that odor issues can be appropriately mitigated.
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided.

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is owned by the Ely Diocesan Board of Finance.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Option to Churchmanor.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Promoter indicates 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	

<b>Site Assessment Conclusion</b>
Site with no development potential.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Bourn
<b>Site name / address</b>	TKA Tallent Site, Bourn Airfield
<b>Category of site:</b>	In the countryside, adjoins proposal for new village, subject to consultation in Local Plan Issues and Options 2012
<b>Description of promoter's proposal</b>	Employment Development
<b>Site area (hectares)</b>	9.4 ha
<b>Site Number</b>	EM3
<b>Site description &amp; context</b>	<p>The site lies to the west of Highfields Caldecote, immediately south of the A428, to the north of Bourn. Site comprises a number of large industrial buildings, with areas of open storage and car parking. There are a number of trees on site, particularly to the north. To the east the village is separated from Highfields Caldecote from a significant tree belt.</p> <p>The representor indicates their longer-term aspirations are to maximise the commercial potential of the whole site, ideally by redeveloping it to provide a range of employment uses that would include industrial, warehousing and distribution and light industrial uses.</p> <p>The representor proposes that the site provides an opportunity to retain improve and expand employment development. It could also provide the employment element for the Bourn Airfield new village option, identified in the Issues and Options Report 2012.</p>
<b>Current or last use of the site</b>	General industry.
<b>Is the site Previously Developed Land?</b>	Yes.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Bourn Airfield was constructed for Bomber Command in 1940 as a satellite airfield for nearby Oakington. The airfield remained in RAF hands until being passed on to Maintenance Command in 1947. By 1948 the station was closed. The last sections were sold off for agricultural use in 1961.

	<p>2004, Local Plan – not included as a potential housing site.</p> <p>2007, Local Development Framework – not included as a potential housing site.</p> <p>Planning applications There have been a number of planning applications for creating a new settlement on this site. The last one was refused in 1994 (S/0144/94/O) which was for 3,000 dwellings. In 1992 a new settlement comprising 3,000 dwellings, industrial development, shopping and leisure facilities, education, social and recreation facilities was proposed (S/1635/92/O and S/1636/92/O). In 1989 a new settlement comprising of 3,000 dwellings was refused to include 50 acre business park, district shopping centre with superstore, community facilities, leisure facilities (including swimming pool and golf course), landscaping, public open space, community nature reserve drain (S/1109/89/O).</p> <p>Specifically to this site various planning permissions for use of buildings for industry, storage, and other office development.</p>
<b>Source of site</b>	Issues and Options 2012 Representation: 42509

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site lies to the west of the settlements of Highfields and Caldecote, immediately south of the A428 to the north of the small settlement of Bourn, and to the east of the new settlement of Cambourne. It comprises existing industrial development. It adjoins a site identified as an option for a new village, and would provide an opportunity to provide employment opportunities to a new settlement.
<b>Does the site warrant further assessment?</b>	Yes.

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<p>Two Listed Buildings on the Broadway, but over 1.5km from the site.</p> <p>Non-statutory archaeological site – Excavations to the north and west have identified extensive evidence of late prehistoric and Roman settlement. There is also evidence for Roman burials within the airfield. Further information would be necessary in advance of any planning application for this site.</p>
<b>Environmental and wildlife designations and considerations?</b>	<p>Tree Preservation Orders covering areas of trees to east and west of site.</p> <p>Site largely previously developed land.</p>
<b>Physical considerations?</b>	<p>Land contamination – this site is previously military land/airfield and industrial development. This can be dealt with by condition.</p> <p>Impact on air quality would depend on scale and nature of development. As existing site, additional impacts not likely to be significant. Could also contribute to local employment opportunities as wider airfield site was developed as a new village.</p> <p>Noise issues – Existing industrial units on the site have in the past led to enforcement action due to statutory noise and odour nuisances caused to existing residential premises. The appraisal of the Bourn Airfield new settlement proposal identified that it would bring sensitive premises closer to these industrial units if they remained. Development of the site could therefore provide an opportunity to deliver more compatible employment uses if the site is taken forward.</p> <p>Noise issues from A428 capable of appropriate mitigation.</p>
<b>Townscape and landscape impact?</b>	<p>As the site comprises existing large industrial buildings, development could provide opportunities to improve landscape impact of the site. Existing site views of the site from the west are partly screened by trees and hedges, although the large hangar style buildings can be seen above the tree line. The buildings can be seen from the A428 to the north. The site could be subject to a landscaping scheme which could lessen wider impacts. Wider impacts of the site itself would also be lessened if it formed part of a wider development of the Bourn Airfield site.</p>
<b>Can any issues be mitigated?</b>	<p>Yes.</p>

### Infrastructure

<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p>
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	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures. The Highways Agency will also need to be consulted given potential implications for the A428.
<b>Utility services?</b>	<p>The assessment of the Bourn Airfield option identified the need for upgraded utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development.</p> <ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided.

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is potentially capable of providing employment development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown
<b>When would the site be available for development?</b>	2011/16

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Promoter indicates 2011/16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	Not known.

### **Site Assessment Conclusion**

Existing employment site, capable of redevelopment for employment uses, subject to appropriate design and mitigation. Could complement Bourn Airfield new village option, which was subject to consultation in issues and options 2012, which would increase accessibility by sustainable modes of travel.



**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Sawston
<b>Site name / address</b>	Land adjoining Sawston Bypass
<b>Category of site:</b>	Land in the Countryside (adjoining an established employment area)
<b>Description of promoter's proposal</b>	Employment development. B1/B2 Use Class, to support expansion of adjoining employment site.
<b>Site area (hectares)</b>	37.8 ha
<b>Site Number</b>	EM4
<b>Site description &amp; context</b>	Site lies between the A1301 Sawston Bypass, and the London/Cambridge Railway Line. The northern and southern sections of the site comprise agricultural land. The central section comprises woodland.  It is mainly surrounded by agricultural land, although the Spicers site adjoins the southern part of the site to the west, separated by the railway line. A farm adjoins the northern part of the site.
<b>Current or last use of the site</b>	Agricultural land, woodland.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	None.
<b>Source of site</b>	Issues and Options 2012 Representation: 39564

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt</p> <p>The land contributes to a number of Green Belt purposes and functions.</p> <p>Green Belt Purpose:</p> <ul style="list-style-type: none"> <li>Prevents coalescence between settlements and with Cambridge.</li> </ul>

	<p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages; and</li> <li>• A landscape which retains a strong rural character.</li> </ul> <p>It would merge the Spicers development with the edge of Sawston, impacting on settlement form and having a substantial negative impact on rural character.</p>
<p><b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b></p>	<p>Yes.</p> <p>Approximately one third of the site comprises Dernford Fen SSSI. The vegetation ranges from dry grassland and scrub to relic fen. Areas of open pools within the site together with ditches and the chalk stream along the boundary further enhance the diversity of this site. The variety of vegetation types and open water within the site provides valuable habitat for fauna, in particular for amphibians and reptiles. The area is also noted for its breeding warblers.</p> <p>The SSSI is a wetland site as such any adjacent development would have to demonstrate beyond doubt that it would not have any damaging effect upon the special interest of the site. In particular further investigation would be required on the impact to the water supply to the SSSI. The adjacent grassland may be acting as a source of water to the SSSI through the process of catchment, filtration and movement beneath the soil surface. High water quality would also have to be maintained.</p> <p>Adjacent to the SSSI is the Dernford Farm Grassland County Wildlife Site. When considered in combination with the SSSI these two sites present a relatively large ecological unit that is sensitive to hydrological changes in quantity and quality.</p> <p>The importance for birdlife means impact of employment development adjoining the site, in terms of light or other forms of pollution would need to be thoroughly assessed.</p> <p>The NPPF states that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted.</p> <p>There is insufficient evidence that the site could be developed without harm to the site. It should therefore not be taken forward.</p>
<p><b>Tier 1 conclusion:</b></p>	<p>Development would have a significant negative impact on the Green Belt, particularly impacting on rural character, by merging the village of Sawston with the existing Spicers Site.</p>

Part of the site is a SSSI, providing a wetland environment supporting birdlife. There is no evidence that the site could be developed without causing harm to this site.
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<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	The site is located to the north of the nationally important Iron Age hill fort Borough Hill (Scheduled Monument Number 1009396). There is evidence for a Saxon cemetery to the east. Excavations to the north have identified evidence for Iron Age, Roman and Saxon settlement. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.
<b>Environmental and wildlife designations and considerations?</b>	Dernford Farm County Wildlife Site lies adjacent to the SSSI.
<b>Physical considerations?</b>	<p>Public Right of way crosses northern part of site.</p> <p>Minerals and Waste LDF designations – Part of the site is subject to sand and gravel safeguarding. Safeguarding is intended to ensure that mineral resources are adequately taken into account in land use planning decisions. It does not automatically preclude other forms of development taking place, but flags up the presence of economic mineral so that it is considered, and not unknowingly or needlessly sterilised.</p> <p>Noise issues from Railway line – likely to be capable of appropriate mitigation.</p> <p>Small part within zone 2 and 3 Groundwater Protection Zone.</p>
<b>Townscape and landscape impact?</b>	<p>Much of the site is flat open agricultural land. Site is visible from higher land of Cambridge Road to the east. The southern part has the backdrop of the existing spices site.</p> <p>It would create a substantial area of built development on the western side of Sawston, resulting in a significant impact on townscape. .</p>
<b>Can any issues be mitigated?</b>	<p>No. Landscape and townscape impact cannot be successfully mitigated.</p> <p>Biodiversity issues are addressed above.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	Potentially suitable access and highway capacity but mitigation required.

	Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>Electricity – development of this site is not supportable from existing network. Significant reinforcement and new network will be required.</li> <li>Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>Gas – Sawston has a gas supply.</li> <li>Mains sewerage – there is capacity at the WWTW to accommodate some development in Sawston. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Significant impact on landscape and townscape.
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	No specific capacity provided. Were the entire site to be developed, using assumptions utilised in

	the ELR, (3282 sq m per hectare B1a/B1b), site could accommodate 121,000 sq m of floorspace.
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<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing employment development taking account of site factors and constraints including landscape and townscape impact, impact on Green Belt, and impact on the Dernford Fen SSSI.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	No. But there is interest from a developer.
<b>When would the site be available for development?</b>	The site appears to be available immediately. Land owner has an expressed intention to develop.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

### **Site Assessment Conclusion**

Due to impact on the Green Belt and the SSSI, the site is not considered to have development potential.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Melbourn / Shepreth
<b>Site name / address</b>	Land north of Melbourn, south of the A10 (CEMEX site)
<b>Category of site:</b>	A development in the countryside, not adjacent to the existing development framework.
<b>Description of promoter's proposal</b>	Employment Development (site has also been proposed for residential development)
<b>Site area (hectares)</b>	33.5 ha
<b>Site Number</b>	EM5
<b>Site description &amp; context</b>	<p>Arable fields in open area, largely surrounded by other arable fields.</p> <p>Northern parcel is sandwiched between two garden centres. There is a patchy hedge along Cambridge Road boundary. Southern boundary is tall hedge alongside Phillimore garden centre. Northern boundary with Royston Garden Centre is medium hedge.</p> <p>The southern parcel has a mid height hedge along Cambridge Roads boundary to east of site with odd tree. To the SW is Cherry Park Farm with house /garden/ allotment forming boundary. There is no definable edge for defining rest of site.</p>
<b>Current or last use of the site</b>	Agricultural land.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Proposed by representor for residential development, as part of larger site, through Site Specific Policies DPD. Was not allocated. Not specifically referenced in Inspectors Report.
<b>Source of site</b>	Issues and Options 2012 Representation: 46419

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other</b>	Small part of site within flood zone 3.

<b>considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	Only a small area is within the floodplain, site is therefore not subject to strategic constraints.
<b>Does the site warrant further assessment?</b>	Yes.

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	A Roman cemetery is recorded to the south, possibly associated with an enclosure. Further evidence of probable Roman activity is known to the east and there is also evidence for Bronze Age barrows in the vicinity. County Council Archaeology Team would recommend evaluation prior to the determination of any planning application.
<b>Environmental and wildlife designations and considerations?</b>	<p>No designated sites.</p> <p>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>Site is Grade 2 agricultural land.</p>
<b>Physical considerations?</b>	Potential noise issues from the A10 would require mitigation.
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a



	<p>well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>Any development of this site would greatly alter the character of this open countryside area and would create an isolated development remote from any facilities in neighbouring settlements. Impact on the landscape and townscape would be significant, visible from a wide area, and would be incapable of appropriate mitigation.</p>
<b>Can any issues be mitigated?</b>	No.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Potentially suitable access and highway capacity but mitigation required.</p> <p>Should this site come forward a full Transport Assessment (TA) and Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Melbourn has a gas supply.</li> <li>• Mains sewerage – there is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA submitted.
<b>Any other issues?</b>	None.
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	No. Significant Adverse impacts incapable of mitigation
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	Would depend if development was part of wider residential development, but capable of significant scale of employment development.
<b>Site capacity (floorspace)</b>	No specific capacity provided.

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints including landscape and townscape impact.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown.
<b>When would the site be available for development?</b>	Unknown.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.

<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Site with no development potential.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Pampisford
<b>Site name / address</b>	Land off London Road
<b>Category of site:</b>	Within village framework.
<b>Description of promoter's proposal</b>	Employment development (support for maintaining employment allocation of the site)
<b>Site area (hectares)</b>	2.5 ha
<b>Site Number</b>	EM6
<b>Site description &amp; context</b>	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
<b>Allocated in the current development plan?</b>	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
<b>Planning history</b>	<p>Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.</p> <p>To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use.</p> <p>a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10)</p> <p>b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)</p> <p>Phase 2 comprises two units with an identical floor area of 1,872 sqm</p>

	(combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
<b>Source of site</b>	Issues and Options 2012 Representations: 46981 & 46984

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Flood zone 2 (medium risk).
<b>Tier 1 conclusion:</b>	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, general industry is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	No. County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations. Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition. Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
<b>Townscape and landscape impact?</b>	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy.

<b>Can any issues be mitigated?</b>	Yes.
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<b>Infrastructure</b>	
<b>Highways access?</b>	Through the recent planning permissions, it was demonstrated that access could be achieved, with appropriate mitigation measures.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It would be possible to achieve highways access with appropriate mitigation.

<b>Tier 2 Conclusion:</b>	Recent planning permissions indicate the site is capable of being developed for employment uses.
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### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Existing planning permission - Phase 2 comprises two units with an identical floor area of 1,872 sqm (combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.

<b>Potential Suitability</b>	
<b>Conclusion</b>	Recent planning permissions indicate the site is capable of being developed for employment uses.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has planning permission for employment development.
<b>When would the site be available for development?</b>	The site has planning permission for employment development.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Development could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Pampisford
<b>Site name / address</b>	Land off London Road
<b>Category of site:</b>	Within Development Framework of Infill Village
<b>Description of promoter's proposal</b>	Convenience goods retail.
<b>Site area (hectares)</b>	2.5 ha
<b>Site Number</b>	RE1
<b>Site description &amp; context</b>	Comprises disused former petrol filling station, hard standing used for vehicle parking, and areas of unkempt land to the rear of existing industrial and employment development. Sawston bypass lies to the south.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
<b>Allocated in the current development plan?</b>	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
<b>Planning history</b>	<p>Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.</p> <p>To the south of the site is Pampisford Park (Iconix) 'Phase One', which comprises two existing 1960s brick buildings providing accommodation for locally based bio-tech companies; and a larger Class B1 building of 1,710.4 sq m in 'place' of the smaller building of 1,432.7 sq m, and constructed under planning application S/1377/05/F. This is known as Unit 1, which has been developed, and is designed for general office use.</p> <p>a) Full application for the Erection of two B1 business units (Class B1), together with new access, reconfigured car park to the south and ancillary infrastructure - Phase 2 (planning reference S/1362/10)</p> <p>b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)</p> <p>Phase 2 comprises two units with an identical floor area of 1,872 sqm</p>



	(combined 3,744sqm). Phase 3 (the outline application) proposes an upper limit of 3,465 sqm.
<b>Source of site</b>	Issues and Options 2012 Representation: 46973

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Flood zone 2 (medium risk).
<b>Tier 1 conclusion:</b>	It has been demonstrated that appropriate mitigation can be achieved, the site is largely previously developed, retail is in the 'less vulnerable' category of development and appropriate in zone 2. Despite not being in zone 1 it is considered suitable for further assessment.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations.  Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition.  Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
<b>Townscape and landscape impact?</b>	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate

	mitigation strategy. There is significant planting along the Sawston Bypass screening the site from the west. If this frontage were opened up it would have a more significant landscape impact.
<b>Can any issues be mitigated?</b>	Issues are likely to be capable of mitigation, but could impact on the nature of facilities that could be accommodated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Through the recent planning permissions, it was demonstrated that access could be achieved for employment development, with appropriate mitigation measures. The impacts of retail would need to be considered.</p> <p>Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Unknown (Capable of accommodating a large supermarket , site similar scale of site to Trumpington Waitrose)

**Potential Suitability**

<b>Conclusion</b>	<p>This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.</p> <p>The site is located in Pampisford, over 1.5 kilometres from the centre of Sawston, in currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.</p> <p>The Cambridge Sub Region Retail Needs Assessment 2008 did indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole sub-region. (Sawston Budgens is 690m2 net). If new major growth areas are identified in the local plan, this could also include new retail provision.</p> <p>In this context, it indicated, ‘In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.’</p> <p>Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.</p>
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**Availability**

<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown for retail.
<b>When would the site be available for development?</b>	Promoted by representations to the Local Plan.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Unknown.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

<b>Site Assessment Conclusion</b>
Whilst the site is developable land, it is not suitable for allocation for retail purposes.

**South Cambridgeshire Local Development Framework**  
**Employment and Retail Sites**  
**Site Assessment Proforma**

<b>Location</b>	Pampisford
<b>Site name / address</b>	Sawston Park
<b>Category of site:</b>	Within Development Framework of Infill Village
<b>Description of promoter's proposal</b>	Convenience goods retail.
<b>Site area (hectares)</b>	1.46 ha
<b>Site Number</b>	RE2
<b>Site description &amp; context</b>	Comprises a range of large employment buildings, with areas of car parking particularly on the London Road frontage. To the north and south there is other employment development. Sawston Bypass lies to the west, there is agricultural land to the east.
<b>Current or last use of the site</b>	Employment land.
<b>Is the site Previously Developed Land?</b>	Yes.
<b>Allocated in the current development plan?</b>	No.
<b>Planning history</b>	Primarily industrial and warehouse buildings, and some ancillary retail uses e.g. pet food supplies.
<b>Source of site</b>	Issues and Options 2012 Representation: 50379

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	No.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	Mainly Flood zone 2 (medium risk).
<b>Tier 1 conclusion:</b>	The site is largely previously developed, retail is in the 'less vulnerable' category of development and appropriate in zone 2.

	Despite not being in zone 1 it is considered suitable for further assessment.
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**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	No. County Council Historic Environment Team indicate it is unlikely that significant archaeological remains will survive in the area.
<b>Environmental and wildlife designations and considerations?</b>	No designations.
<b>Physical considerations?</b>	Contamination issues capable of being addressed by planning condition.  Noise issues, including from delivery vehicles, would need to be appropriately addressed, to protect the amenity of nearby residential properties. Evidence has not been submitted to demonstrate this could be appropriately addressed.
<b>Townscape and landscape impact?</b>	Existing developed site incorporating a range of industrial style buildings. Would be capable of development without additional improvements, or potential improvement.
<b>Can any issues be mitigated?</b>	Issues are likely to be capable of mitigation, but could impact on the nature of facilities that could be accommodated.

<b>Infrastructure</b>	
<b>Highways access?</b>	Potentially suitable access and highway capacity but mitigation required. Although an existing developed site, the impacts of retail would need to be reconsidered.  Should this site come forward a full Transport Assessment (TA) and Staff Travel Plan will be required. The TA will need to review available capacity on the transport networks and identify appropriate mitigation measures.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – no significant impact on existing network.</li> <li>• Mains water – the site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare</li> </ul>

	<p>capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – Sawston has a gas supply.</li> <li>• Mains sewerage – there is capacity at the Sawston WWTW to accommodate some development. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	Recent planning applications on an adjoining site included an FRA that was acceptable to the Environment Agency.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	It is likely that issues would be capable of mitigation, although further evidence would be required.

<b>Tier 2 Conclusion:</b>	Subject to appropriate mitigation the site is developable.
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### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	
<b>Site capacity (floorspace)</b>	Unknown (Scale of site could accommodate a large supermarket)

<b>Potential Suitability</b>	
<b>Conclusion</b>	<p>This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.</p> <p>The site is located in Pampisford, around 1.5 kilometres from the centre of Sawston, currently in the village framework of Pampisford. The NPPF requires a sequential approach to be applied to retail. There is no evidence to demonstrate a sequential approach has been applied, and that there is not capacity for additional village shops within the centre of Sawston. Delivery of a significant area of convenience retail outside the village centre would have negative impacts on the vitality and viability of the village centre.</p> <p>The Cambridge SubRegion Retail Needs Assessment 2008 did indicate an increasing capacity for convenience floor space in the sub region, in the context of significant population growth, but that this</p>

	<p>would largely be met with retail provision being planned for new growth locations e.g. Northstowe, North West Cambridge, Southern Fringe. It identified capacity for 1,272 sq m net across the whole sub-region. (Sawston Budgens is 690m2 net). If new major growth areas are identified in the local plan, this could also include new retail provision.</p> <p>In this context, it indicated, ‘In the existing district, local and rural centres in the Cambridge sub region, we consider that where opportunities arise there will be scope for more small scale convenience goods provision to supplement their existing role and function.’</p> <p>Allocating a significant area (1.6 hectares) to the south of the village for retail, which could accommodate a large scale supermarket. would not be consistent with this evidence. Developing a small supermarket or convenience retail units in an industrial area to the south Sawston, so far from the village centre, is not considered a reasonable option.</p>
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<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	Site promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Unknown for retail.
<b>When would the site be available for development?</b>	Promoted by representations to the Local Plan.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Unknown.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors</b>	None known.



<b>that would significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	None known.
<b>Economic viability?</b>	None known.

**Site Assessment Conclusion**

Whilst the site is developable land, it is not suitable for allocation for retail purposes.

## Appendix 6: Detailed Sustainability Appraisal of Employment Sites

**Site No:** EM1

**Address:** Land between the A14 and Milton

**Location:** Milton

**Category of site:** Employment Site

**Site area:** 1.8 ha

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
	Minimise waste production and support the reuse and recycling of waste products	Will it protect and enhance the best and most versatile agricultural land?	0	Grade 3 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	Waste Consultation Area, and Waste Water Treatment Works Consultation Area in Minerals and Waste LDF, but capable of appropriate mitigation.
Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A			
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Site Adjoins A14, but not in AQMA. Impacts on employment development likely to be capable of appropriate mitigation. Minor negative impact on air quality due to traffic generated on A14.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? 0		Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
		Will it minimise, and where possible address, land contamination?	+	Potential form former uses, but capable of appropriate mitigation.
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Existing site largely laid to grass with some trees and hedges. Potential for enhancement.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity of landscape character?	---	Significant impact on the landscape, and on Green Belt purposes. The site has been identified as important in maintaining a green wedge between Cambridge and Milton. The site has a distinctive green character having mature trees along all of its boundaries and forms a vital function.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? ---		Impact of merging village with Cambridge. This is noted in the Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality to be safeguarded.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
	Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0
Will it promote energy efficiency?			N/A	
Will it minimise contributions to climate change through sustainable construction practices?			N/A	
Reduce vulnerability to future climate change effects		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Site lies between Cambridge (+++) and Milton (0/+)
		Sub-Indicator: Distance to centre	+++	Milton village 400m , Chesterton 2000m
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.

		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities? Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? +		Could deliver 1.7 hectares of employment land on the edge of Cambridge.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters? +		Site is located near to the Cambridge Science Park on the edge of Cambridge, but limited scale would mean impact is not significant.
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism? 0 Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+++	Near to Cambridge STW.

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	
		Sub-indicator: Distance to bus stop / rail station	+++	Around 200 metres from bus stop near Winship Road.
		Sub-indicator: Frequency of Public Transport 0		Bus no. 9 provides an approximately 30 minute frequency service during the day, whether less frequency at some times.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	Timetabled 15mins to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the form of a Transport assessment and Travel Plan.
Will it make the transport network safer for and promote use of non-motorised modes?		0		

**Site No:** EM2

**Address:** Land south of park and ride west of A10

**Location:** Milton

**Category of site:** Employment Site

**Site area:** 9.5 ha

THEME	Sustainability Objective	Decision Making Criteria Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0 100% greenfield site.
		Will it use land efficiently?	N/A
		Will it protect and enhance the best and most versatile agricultural land?	- Mainly Grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?	0 With the exception of a small part of the eastern corner, this site falls within the Waste Consultation Area for Milton Landfill, Milton (including the Household Recycling Centre). This Consultation Area covers the landfill site and extends for a further 250 metres. Development within this Consultation Area must not prejudice existing waste management operations. Assumed capable of mitigation.
		Will it minimise the degradation/loss of soils due to new development'?	
Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	- Within 500m of Milton A14 junction, but not in AQMA. Impacts on employment development likely to be capable of appropriate mitigation. Minor negative impact on air quality due to traffic generated on A14.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? ---	Some potential for traffic noise from A14, and odour issues from nearby waste uses.
		Will it minimise, and where possible address, land contamination?	0 / + Due to nearby landfill, contamination will require investigation.
		Will it protect and where possible enhance the quality of the water environment? 0	Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0 No designated sites in the vicinity.

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Site currently open fields. Potential for enhancement, such as increased tree planting and areas to promote biodiversity.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant impact on the landscape, and on Green Belt purposes.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Impact on character and scale of village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		No heritage designations near to the site.  Archaeological remains would require investigation and evaluation prior to determining any planning application on the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
	Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0
Will it promote energy efficiency?			N/A	
Will it minimise contributions to climate change through sustainable construction practices?			N/A	
Reduce vulnerability to future climate change effects		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).



		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-/ 0	Site adjoins Milton, currently a Group Village (subject to consultation as to whether it should be a higher category of better served group / Minor Rural Centre)
		Sub-Indicator: Distance to centre	-	850m to centre of Milton
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.

	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+ / ? Could deliver 9.5 hectares of employment land. Separated from Cambridge reducing walking and cycling access, but accessible to park and ride.
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	+	Separated from Cambridge, but of a significant scale.
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism? 0		
	Will it contribute to providing a range of employment opportunities, in accessible locations?	+ / ?	Could deliver 9.5 hectares of employment land. Separated from Cambridge reducing walking and cycling access, but accessible to park and ride.
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? +		Minor Utilities Infrastructure improvements required, but constraints can be addressed.

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Based on Park and Ride Service
		Sub-indicator: Distance to bus stop / rail station	+++	Around 200 metres from park & ride
		Sub-indicator: Frequency of Public Transport	+++	Park and Ride has 10 min frequency during the day.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	Timetabled 20 mins to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.5 km as the crow flies to Cambridge. Note due to A10 A14, some routes may be circuitous.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the form of a Transport assessment and Travel Plan.
Will it make the transport network safer for and promote use of non-motorised modes?		0		

**Site No:** EM3

**Address:** TKA Tallent Site, Bourn Airfield

**Location:** Bourn

**Category of site:** Employment Site

**Site area:** 9.4 ha

THEME	Sustainability Objective	Decision Making Criteria Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++ Site is largely previously developed.
		Will it use land efficiently?	N/A
		Will it protect and enhance the best and most versatile agricultural land?	0 Not agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?	
		Will it minimise the degradation/loss of soils due to new development'?	0
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	+++ Existing industrial units on the site have in the past led to enforcement action due to statutory noise and odour nuisances caused to existing residential premises. The appraisal of the Bourn Airfield new settlement proposal identified that it would bring sensitive premises closer to these industrial units if they remained. Development of the site could therefore provide an opportunity to deliver more compatible employment uses if the site is taken forward, and development was appropriately designed and implemented.
		Will it minimise, and where possible address, land contamination? +	Contamination issues capable of being addressed by planning condition.
		Will it protect and where possible enhance the quality of the water environment? 0	Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity of landscape character?	0 / +	As the site comprises existing large industrial buildings, development could provide opportunities to improve landscape impact of the site. Existing site views of the site from the west are partly screened by trees and hedges, although the large hangar style buildings can be seen above the tree line. The buildings can be seen from the A428 to the north. The site could be subject to a landscaping scheme which could lessen wider impacts. Wider impacts of the site itself would also be lessened if it formed part of a wider development of the bourn airfield site.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0 / +	As above.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
	Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0
Will it promote energy efficiency?			N/A	
Will it minimise contributions to climate change through sustainable construction practices?			N/A	
Reduce vulnerability to future climate change effects		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site is located in Flood Zone 1.

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Nearest village is Highfields Caldecote , a Group Village. (If part of a Bourn Airfield new village option, could score higher).
		Sub-Indicator: Distance to centre	-	Around 800m ACF to Highfileds Caldecote Primary School
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.

	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? +	Could deliver / retain 9.4 hectares of employment land. Would be very accessible to new village option, less so if a standalone development.
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	+ / ?	A development of this scale could support development of clusters, although evidence base suggested need for land was more limited, and primary need was related to Cambridge.
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism? 0		
	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	Could deliver / retain 9.4 hectares of employment land. Would be very accessible to new village option, less so if a standalone development.
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? -		The assessment of the Bourn Airfield option identified the need for updated utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development.

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total score of 15 from criteria below.
		Sub-indicator: Distance to bus stop / rail station	+	Around 500 metres from bus stop (St.Neots Road) (4)
		Sub-indicator: Frequency of Public Transport	+	Citi for provides a 20 minute frequency during the day. (4)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town +		Timetabled 20mins to Cambridge during the day, 40 mins during morning peak.(4)
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	10.1 km as the crow flies to Cambridge. (3)
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the form of a Transport assessment and Travel Plan.
Will it make the transport network safer for and promote use of non-motorised modes?		0		



**Site No:** EM4

**Address:** Land adjoining Sawston Bypass

**Location:** Sawston

**Category of site:** Employment Site

**Site area:** 3.7 ha

THEME	Sustainability Objective	Decision Making Criteria Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0 100% greenfield site.
		Will it use land efficiently?	N/A
		Will it protect and enhance the best and most versatile agricultural land?	- A significant part of the site is grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?	
		Will it minimise the degradation/loss of soils due to new development'?	- A small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	- Minor negative impact on air quality due to scale of development generating local traffic movements.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0 Noise issues form railway capable of appropriate mitigation.
	Will it minimise, and where possible address, land contamination? 0		
		Will it protect and where possible enhance the quality of the water environment?	0 Small part within zone 2 and zone 3 Groundwater Source Protection Zone  The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	--- Part of the site is a SSSI, providing a wetland environment supporting birdlife. There is no evidence that the site could be developed without causing harm to this site.

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	---	Potential harm to biodiversity as a result of impact on designated sites.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity of landscape character?	---	Much of the site is flat open agricultural land. Site is visible from higher land of Cambridge Road to the east. As a result development would have a much greater impact than the existing Spicer's site, It would not be capable of appropriate mitigation.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? ---		It would create a substantial area of built development on the western side of Sawston, resulting in a significant impact on townscape. .
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		The site is located to the north of the nationally important Iron Age hillfort Borough Hill (Scheduled Monument Number 1009396). There is evidence for a Saxon cemetery to the east. Excavations to the north have identified evidence for Iron Age, Roman and Saxon settlement. County Council Historic Environment Team would recommend evaluation prior to the determination of any planning application.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	The nearest village is Sawston, a Rural Centre.
		Sub-Indicator: Distance to centre	---	The centre of Sawston is 1400m form the centre of the site.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.

	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? ?	Could deliver 3.7 hectares of employment land, but relatively isolated location, with limited public transport, walking and cycling access. Evidence also suggests primary employment land need is related to Cambridge.
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	+ / ?	A development of this scale could support development of clusters, although evidence base suggested need for land was more limited, and primary need was related to Cambridge.
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism? 0		
	Will it contribute to providing a range of employment opportunities, in accessible locations?	?	Could deliver 3.7 hectares of employment land, but relatively isolated location, with limited public transport, walking and cycling access. Evidence also suggests primary employment land need is related to Cambridge.
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+++	Capacity in existing STW to accommodate development

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total score of 11.
		Sub-indicator: Distance to bus stop / rail station	---	Around 850 metres from bus stop on New Road, but no timetabled service. High Street Sawston 1250m (0)
		Sub-indicator: Frequency of Public Transport +		Citi 7 service provides 20 minute frequency service from Sawston High Street. (4)
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Timetabled 37/39 mins to Cambridge. (3)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	8.5 km as the crow flies to Cambridge. (4)
		Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

**Site No:** EM5

**Address:** Land north of Melbourn, south of the A10

**Location:** Melbourn

**Category of site:** Employment Site

**Site area:** 33.5 ha

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
	Minimise waste production and support the reuse and recycling of waste products	Will it protect and enhance the best and most versatile agricultural land?	-	Grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	Site not within a designated area identified in the Minerals and Waste LDF.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
		Will it maintain or improve air quality?	-	Scale of development in the countryside could have minor negative impacts on air quality.
	Avoid damage to designated sites and protected species	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Potential noise issues from the A10 would require mitigation.
		Will it minimise, and where possible address, land contamination? 0		
Biodiversity	Will it protect and where possible enhance the quality of the water environment? 0			Outside Groundwater Source Protection Zone
		Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Any development of this site would greatly alter the character of this open countryside area and would create an isolated development remote from any facilities in neighbouring settlements. Impact on the landscape and townscape would be significant, visible from a wide area, and would be incapable of appropriate mitigation.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? ---		Development would significantly close the gap between Melbourn and Shepreth, resulting in a significant negative impact on townscape, incapable of appropriate mitigation.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		No heritage designations near to the site. Evidence of archaeology nearby, would require investigation.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	

	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Significant majority of site within zone 1 (low risk).
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
Inequalities and	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Nearest settlement if Melbourn (Minor Rural Centre)
		Sub-Indicator: Distance to centre	---	1690 metres



	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.
	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.		Given the scale of site it could provide a significant scale of employment development. However, isolated location, with limited public transport, walking and cycling access. Evidence also suggests primary employment land need is related to Cambridge. If combined with a residential site would improve accessibility to a residential community.
	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? +/-?		
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	+ / ?	A development of this scale could support development of clusters, although evidence base suggested need for land was more limited, and primary need was related to Cambridge.
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills,	Will it encourage the rural economy and diversification, and support sustainable tourism? 0		

	potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+/?	Given the scale of site it could provide a significant scale of employment development. However, isolated location, with limited public transport, walking and cycling access. Evidence also suggests primary employment land need is related to Cambridge. If combined with a residential site would improve accessibility to a residential community.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Infrastructure improvements would be required.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	
		Sub-indicator: Distance to bus stop / rail station	+	Around 500 metres from middle of the site to bus stop on Shepreth Road.
		Sub-indicator: Frequency of Public Transport	-	Bus no. 26 provides an approximately hourly service during the day.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	28 mins to Cambridge, 13 mins to Royston.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	13km as the crow flies to Cambridge.
		Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0
	Will it make the transport network safer for and promote use of non-motorised modes?	0		

**Site No:** EM6

**Address:** Land off London Road

**Location:** Pampisford

**Category of site:** Employment Site

**Site area:** 1.6 ha

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	Site is largely previously developed.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Site not near major road or AQMA
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? 0		Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
		Will it minimise, and where possible address, land contamination? +		Contamination issues capable of being addressed by planning condition.
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.	
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy.	
		Will it maintain and enhance the diversity and distinctiveness of townscape character? 0			
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.	
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0		
		Will it promote energy efficiency?	N/A		
		Will it minimise contributions to climate change through sustainable construction practices?	N/A		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? -			Site within zone 2 (medium risk). An FRA has demonstrated issues can be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A			

Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Lies within Pampisford, an infill village which would score ---, but adjoins southern edge of Sawston.
		Sub-Indicator: Distance to centre	---	Sawston 1300m (measured to Sawston, infill village of Pampisford does not have a village centre)
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	Proposed for employment development.	
	Will improve relations between people from different backgrounds or social groups?	N/A		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		N/A		

	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for employment development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? +		Would result in completion of this partially developed employment site, 1.6 hectares of employment land, on the edge of Sawston.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
Will it contribute to providing a range of employment opportunities, in accessible locations?		+	Would result in completion of this partially developed employment site, 1.6 hectares of employment land, on the edge of Sawston.	
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? -		Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.	
	Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A		

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	
		Sub-indicator: Distance to bus stop / rail station	+++	Around 200 metres from bus stop.
		Sub-indicator: Frequency of Public Transport -		Citi7 provides an approximately hourly frequency service during the day.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	11 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	Through the recent planning permissions, it was demonstrated that access could be achieved, with appropriate mitigation measures.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

**Site No:** RE1

**Address:** Land off London Road

**Location:** Pampisford

**Category of site:** Retail

**Site area:** 2.5 ha

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	Site is largely previously developed.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	
Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Site not near major road or AQMA
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? -		Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
		Will it minimise, and where possible address, land contamination? +		Contamination issues capable of being addressed by planning condition.
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Recent planning applications included ecological appraisal, which identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and enhancement measures can be applied.



	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0 / -	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy. There is significant planting along the Sawston Bypass screening the site from the west. If this frontage were opened up it would have a more significant landscape impact.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0 / -	As above.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? -		Site within zone 2 (medium risk). An FRA has demonstrated issues can be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A		

Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Lies within Pampisford, an infill village which would score ---, but adjoins southern edge of Sawston.
		Sub-Indicator: Distance to centre	---	Sawston 1300m (measured to Sawston, infill village of Pampisford does not have a village centre)
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ / +++	Proposed for retail development.	
	Will improve relations between people from different backgrounds or social groups?	N/A		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		N/A		

	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for retail development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? ---		Would result in loss of 1.6 hectares of employment land on the Iconix site, reducing the employment land available in Sawston.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	- / ---	Potential impact on Sawston village centre through delivery of out of centre convenience retail.	
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
	Will it contribute to providing a range of employment opportunities, in accessible locations?	---	Would result in loss of 1.6 hectares of employment land on the Iconix site, reducing the employment land available in Sawston.	
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? -		Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.	
	Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A		

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	
		Sub-indicator: Distance to bus stop / rail station	+++	Around 200 metres from bus stop.
		Sub-indicator: Frequency of Public Transport	-	Citi7 provides an approximately hourly frequency service during the day.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	11 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the form of a Transport assessment and Travel Plan.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

**Site No:** RE2

**Address:** Sawston Park, London Road

**Location:** Pampisford

**Category of site:** Retail

**Site area:** 1.46 ha

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+++	Site is largely previously developed.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Site not near major road or AQMA
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? 0		Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
		Will it minimise, and where possible address, land contamination? +		Contamination issues capable of being addressed by planning condition.
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Brownfield site, may be some potential for enhancement if the site were redeveloped.

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	Existing developed site incorporating a range of industrial style buildings. Would be capable of development without additional improvements, or potential improvement.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? 0		
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	-	Site within zone 2 (medium risk).
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A		

Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Re-addressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Lies within Pampisford, an infill village which would score ---, but adjoins southern edge of Sawston.
		Sub-Indicator: Distance to centre	---	Sawston 1300m (measured to Sawston, infill village of Pampisford does not have a village centre)
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ / +++	Proposed for convenience retail development.	
	Will improve relations between people from different backgrounds or social groups?	N/A		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		N/A		

	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	Proposed for retail development.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	- / ---	Would result in loss of employment land on the site, an existing industrial estate providing employment in a Rural Centre.
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	- / ---	Potential impact on Sawston village centre through delivery of out of centre convenience retail.
		Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	- / ---	Would result in loss of employment land on the site, an existing industrial estate providing employment in a Rural Centre.	
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? -		Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	



Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	
		Sub-indicator: Distance to bus stop / rail station	+++	Around 200 metres from bus stop.
		Sub-indicator: Frequency of Public Transport	-	Citi7 provides an approximately hourly frequency service during the day.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	Timetabled 41mins to Cambridge, 25 mins to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	11 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is likely that access and capacity could be achieved but mitigation measures would be required. Further evidence would be required in the form of a Transport assessment and Travel Plan.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

Appendix 7: Summary Assessment Table of Employment Sites

EMPLOYMENT / RETAIL SITE PROPOSALS  
Summary of Assessment and Sustainability Appraisal

Site Reference	EM1	EM2	EM3	EM4	EM5	EM6	RE1	RE2
<b>Address (summary)</b>	Milton - Land between A14 and Milton	Milton - West of the A10, south of the Park & Ride	Bourn - TKA Tallent site, Bourn Airfield.	Sawston - Land to west of Sawston Bypass.	Melbourn - Land north of Melbourn, south of the A10	Pampisford - London Road	Pampisford - London Road	Pampisford - Sawston Park
<b>Representation Number</b>	47072	44017	42509	39564	46419	46984, 46981	46973	50379
<b>Proposed Use</b>	Employment	Employment	Employment	Employment	Employment	Employment (Existing Allocation, subject to consultation Issues and Options 2012)	Retail (Convenience)	Retail (Convenience)
<b>Site Size (gross ha)</b>	1.8 ha.	9.5 ha.	9.4 ha.	37.8 ha.	33.5 ha.	2.5 ha.	2.5 ha.	1.5 ha.
<b>Strategic considerations</b>	0	0	0	---	0	-	-	-
<b>Green belt</b>	---	---	0	---	0	0	0	0
<b>Significant local considerations</b>	-	-	-	---	-	0	-	-
<b>Landscape and Townscape impact</b>	---	---	0	---	---	0	0 / -	0
<b>Site specific factors</b>	---	---	+	---	---	0	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	+	+	-	+	0	+++	+++	+++
<b>Distance to key local services and facilities (SA criteria 38)</b>	+++	-	-	---	---	---	---	---
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	+++	+++	+	0	+	0	0	0
<b>Sustainable Development Potential</b>								

**Site Comments:**

<b>EM1</b>	Development would have significant impact on the purposes of the Green Belt. The site emphasises the visual separation of settlements, crucial to prevention of coalescence.
<b>EM2</b>	Although located near a park and ride, it is a countryside location, separated from Milton by the A10, and 500m from the edge of Cambridge. Development would have a significant negative impact on the purposes of the Green Belt.
<b>EM3</b>	Existing employment site, capable of redevelopment for employment uses, subject to appropriate design and mitigation. Could complement Bourn Airfield new village option, which was subject to consultation in issues and options 2012, which would increase accessibility by sustainable modes of travel.
<b>EM4</b>	Large part of site SSSI and County Wildlife Site. No evidence that the site could be developed without causing harm to this site. Significant negative Green Belt impact.
<b>EM5</b>	Isolated area of countryside between Melbourn and Shepreth. Development would have significant negative impact on landscape and townscape.
<b>EM6</b>	Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development. NOTE: The proposal to carry forward has already been subject to consultation in the Issues and Options Report 2012.
<b>RE1</b>	Allocating a significant area to the south of the village for retail, which could accommodate a large scale supermarket, would not be consistent with the retail needs evidence. Whilst the site is developable land, it is not suitable for allocation for retail purposes.
<b>RE2</b>	Allocating a significant area to the south of the village for retail, which could accommodate a large scale supermarket, would not be consistent with the retail needs evidence. Whilst the site is developable land, it is not suitable for allocation for retail purposes.

## Appendix 8: Sustainability Appraisal of Mixed Use Development Proposals

### Site No. PC0 (Issue 4)

**Address** Station Road, Histon

**Location** Histon

**Category of site:** Mixed Use Development (Parish Proposal)

**Site area** 4.6 ha.

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	+	The majority of the area is previously developed. The proposal also advises that current green space will be preserved.
		Will it use land efficiently?	N/A	
	Minimise waste production and support the reuse and recycling of waste products	Will it protect and enhance the best and most versatile agricultural land?	0	The area does not include any agricultural and.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
		Will it maintain or improve air quality?	0	
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? 0		Noise issues from new businesses would need to be appropriately addressed, including any impacts on existing residential development. Impacts from Guided Busway would also need to be addressed.
		Will it minimise, and where possible address, land contamination? +		There is potentially contamination related to former uses e.g. railways, that would need to be appropriately addressed by any development proposals.
Biodiversity	Avoid damage to designated sites and protected species	Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
		Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	No designated sites in the vicinity.

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Majority of site comprises previously developed land and buildings. There may be some opportunities for enhancement. The proposal also advises that current green space will be preserved.  There are a number of trees protected by Tree Preservation Orders in the area. The impact of any development proposals would need to be considered.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	The area is largely surrounded by built development, and therefore wider landscape impacts are likely to be limited.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? +		The focus of the proposal is to improve townscape in this area, by creating a gateway to the village.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		Histon and Impington Conservation Area lies to the north of the site. Impacts would need to be considered.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
	Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0
Will it promote energy efficiency?			N/A	
Will it minimise contributions to climate change through sustainable construction practices?			N/A	
Reduce vulnerability to future climate change effects		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? 0		Site within zone 1 (low risk). Areas are identified in the Surface Water Management Plan as being at risk of surface water flooding. This would need to be addressed by any development proposal.

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Histon & Impington is a Rural Centre,
		Sub-Indicator: Distance to centre	---	1100m to centre of Histon
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Proposal indicates commercial and retail development, accessible to local residents, complimenting facilities elsewhere in the village.

	Will improve relations between people from different backgrounds or social groups?	N/A		
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A		
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+ / ?	The proposal indicates a range of potential uses, some of which could support community activities.	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+ / ?	The proposal indicates the potential to deliver additional employment, although the quantity is not clear at this stage.
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A		
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	+ / ?	Opportunity to compliment the village centre, and provide services to the southern end of the village. Scale of development would need to be considered, to ensure it does not have negative impacts on village centre.	
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
	Will it contribute to providing a range of employment opportunities, in accessible locations?	+ / ?	The proposal indicates the potential to deliver additional employment, although the quantity is not clear at this stage.	
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? +		Minor Utilities Infrastructure improvements required, but constraints can be addressed.	

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Based on the Guided Bus which runs through the site.
		Sub-indicator: Distance to bus stop / rail station	+++	Based on the Guided Bus which runs through the site.
		Sub-indicator: Frequency of Public Transport	+++	Approximately every 7 minutes.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	Timetabled 17 mins to Cambridge.
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4 km as the crow flies to Cambridge.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0 / -	Existing road access to the site, impacts and mitigation would depend on individual development proposals, which would need to be assessed.
Will it make the transport network safer for and promote use of non-motorised modes?		0		

**Site No. PC00 (Issue 5)**

**Address** Mixed Use, Cottenham

**Location** Cottenham

**Category of site:** Mixed Use Development (Parish Proposal)

**Site area** 90 ha.

Theme	Sustainability Objective	Decision Making Criteria	Score N	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	---	Significant loss of best and most versatile agricultural land (Grades 1 and 2) - most of site Grade 1.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Scale of development has potential to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	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.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and	0	No impact on protected sites and species (or impacts could be mitigated).



		geodiversity?		
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	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.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	+ / ?	Given scale of the site, there may be potential to deliver additional Green Infrastructure.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Development in this location would constitute a large sporadic form of development, detached from the village, and would represent a significant intrusion into open countryside.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development in this location would constitute a large sporadic form of development, detached from the village, and would represent a significant intrusion into open countryside.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	---	Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - Development would have a detrimental impact on the wider setting of Grade I Listed church and Conservation Area.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		

	gas emissions)	Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Primarily Flood Zone 1 (small part in flood zone 3)
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		

		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities )	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	0	Minor Rural Centre (consulting on upgrade to Rural Centre)
		Sub-Indicator: Distance to centre	---	Over 1000m from nearest centre ACF (1,312m from Cottenham, High Street)
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+ /+++	Development of this scale could potentially deliver new facilities for the village.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+ / ?	Development of this scale could potentially deliver new facilities for the village.	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	+	Proposal includes employment development, which could enhance employment availability in the village. Evidence suggests the primary employment need is located in or on the edge of Cambridge.

		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0 / ?	The impact of new services to serve a major development would need to be considered on the existing centre, but could be designed to support existing centre.
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?		
		Will it contribute to providing a range of employment opportunities, in accessible locations?	+	29.56 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Major Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	?	School capacity not sufficient. Insufficient primary and secondary school capacity. It would require provision of new schools, and would need to be explored further.
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score of 14
		Sub-indicator: Distance to bus stop / rail station	0	862m to nearest bus stop (Cottenham, Church Close - 106 service) <b>1,307m to nearest Citi 8 bus stop (Cottenham, Lambs Lane)</b> New development of this scale would require new bus stops which would mostly fall within 800m of the site.

	Sub-indicator: Frequency of Public Transport	+	Less than hourly service (106 service) <b>20 minute service (Citi 8)</b>
	Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	30-60 Minutes (Cottenham, Church Close to Ely, Market Street) <b>36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)</b>
	Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.95km ACF to Cambridge City Centre
Secure appropriate investment and development in transport infrastructure , and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	?	Significant infrastructure improvements would be required to accommodate a development of this scale. The proposal seeks to include a bypass, which could increase capacity, and address traffic issues in the village centre. The feasibility of this would need further exploration, including whether there is sufficient development to fund a bypass, and whether land not included within the development would be available for a bypass.
	Will it make the transport network safer for and promote use of non-motorised modes?	?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in significant improvement to public transport, walking or cycling facilities. However, provision of a bypass could encourage additional road trips.

## **Appendix 9: Review of Proposals for Changes to Development Frameworks**

### **What are village frameworks?**

Plans for South Cambridgeshire have included village frameworks for a number of years, to define the extent of the built-up area of villages. They define where policies for the built-up areas of settlements give way to policies for the countryside. In broad terms, the efficient re-use of land within village frameworks is generally supported, subject to meeting other policy requirements, whilst development outside village frameworks is restricted to development associated with agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.

Village frameworks have had the advantage of preventing gradual expansion of villages into open countryside in an uncontrolled and unplanned way. They also provide certainty to local communities and developers of the Council's approach to development in villages.

The Council shows the boundaries of village frameworks on the Proposals Map, which forms part of the Development Plan. Current village frameworks can be viewed on the Council's website: [www.scambs.gov.uk/ldf/adoptedproposalsmap](http://www.scambs.gov.uk/ldf/adoptedproposalsmap)

### **Approach in Issues and Options 2012**

In the 2012 Issues and Options consultation the Council asked what approach the Local Plan should take towards village frameworks (Issue 15); whether or not to retain the existing boundaries, or whether to allow additional development on the edge of villages, controlled through policy. The comments the Council received to this issue will be considered when preparing the draft Local Plan and the Council has not reached a view at this stage which approach to take.

The consultation also gave the opportunity to suggest where existing village framework boundaries are not drawn appropriately. The Council received 73 representations proposing amendments to village framework boundaries.

### **Options consistent with normal Local Plan policy approach**

The Council has assessed the suggested amendments against the current policy criteria. Village frameworks are defined to take into account the present extent of the built up area, development committed by planning permissions and other proposals in the Development Plan. They exclude buildings associated with countryside uses (e.g. farm buildings, houses with agricultural occupancy conditions or affordable housing schemes permitted as 'exceptions' to policy). In addition, small clusters of houses or areas of scattered development isolated in open countryside or detached from the main concentration of buildings within a village are also excluded. Boundaries may also cut across large gardens where the scale and character of the land relates more to the surrounding countryside than the built-up area.

A complete list of the 63 suggested village framework amendments, together with the Council's assessment of them, can be found in Table 1. Each of the suggested amendments is illustrated on the maps below.

The suggested amendments that meet the Council's approach to identifying village frameworks have been included as Options VF1-8 in Table 5.1 in Chapter 5 of the Issues and Options 2 Report for comment. They are also shown on the village maps in Chapter 9.

Some of the suggested amendments to village frameworks have also been put forward for consideration as housing allocations. The Council has considered the proposed housing sites in Chapter 2 of the Issues and Options 2 Report. If any of the housing sites are allocated for development in the Draft Local Plan, there would be a consequential amendment of the village framework to include the site within the boundary.

### **Parish Council proposals**

A number of suggested amendments to village frameworks were put forward by Parish Councils. Those considered consistent with the Council's approach have been included as potential amendments in Table 5.1 in Chapter 5 of the Issues and Options 2 Report for comment.

However, some of the suggested amendments to village frameworks proposed by Parish Councils are not consistent with the Council's approach. As the Council is engaging with Parish Councils to explore how to meet local aspirations, where villages may wish to take a more flexible approach to development, those suggested amendments which do not meet the Council's approach are also included as Parish Council Options PC1-11 in Table 5.2 in Chapter 5 of the Issues and Options 2 Report for comment. These changes could potentially allow more development on the edge of the village concerned. We have explained why these suggestions do not meet our normal tests, but this is for information only and is not intended to imply that the change should not be made under the community-led part of the Local Plan, if consultation demonstrates there is local support. The only test which should be applied is whether these proposals are in general conformity with strategic policies in the Local Plan.

### **Technical amendments**

It should be noted that due to changes to the Ordnance Survey basemap there are some instances where village framework boundaries are shown on the Proposals Map close to, but not quite following lines on the basemap. In such cases where it is clear where the boundary should be, the Council has not included them as a potential amendment. These technical corrections will be made when the Draft Local Plan is prepared in the summer.

**Table 1 Suggested village frameworks amendments with Council's assessment**

**Key – shaded rows indicate suggested amendments from Parish Councils.**

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
1	Arrington	Church End	30504	Include additional land / whole garden within village framework	Small area of unused scrubland, with rural character. Not part of the built-up area.	N
2	Barrington	1 West Green	41357	Include additional land / whole garden within village framework	Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.	N
3	Barrington	CEMEX	40852	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
4	Bourn	30 Riddy Lane	42768	Include additional land / whole garden within village framework	Property and land set back from road, behind the building line. Land comprises small scale paddock land divided / surrounded by dense hedgerow. Land juts out into countryside. Rural character. Poorly related to built-up area of village.	N
5	Caldecote	Caldecote	45060	Representation suggested there were irregularities along the eastern edge of Caldecote, whilst on the western edge, it has left out a property.	Village framework on the eastern side of Caldecote should be redrawn in places to remove agricultural buildings and outbuildings in extensive grounds. Village framework on western side of Caldecote reflects residential boundaries. Two properties are excluded as they are more rural in character, as a complex of buildings including farm buildings, and do not relate to the built-up area.	Y Revisions to the eastern edge of Caldecote. <b>Option No. VF1</b>
6	Caxton	Land off Ermine Street	46656	Include additional land / whole garden within village framework	Land between Brockholt Road and depot. Land comprises agricultural fields. Existing clear edge to village at Brockholt Road.	N
7	Chittering	Chittering (No map provided)	39228	Create new village framework suggested by Parish Council	Waterbeach Parish Council suggested Chittering should be an Infill Village. Chittering comprises one street with development comprising approximately 20 houses, farm buildings and a public house along both sides. Further farm buildings and scattered properties also lie on Ely Road and Chittering Drove. Could create a new village framework to include the cluster of houses fronting the western end of School Lane, but excluding the farm buildings.	Y Create new village framework at Chittering (and categorise Chittering as a new Infill Village). <b>Option No. VF2.</b>



Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
8	Comberton	Land north of West Street	37132 & 39407	Include additional land / whole garden within village framework & Amendment suggested by Parish Council	An area of 'white land' between the existing village framework and Green Belt. Land comprises scrub land, separated from the adjoining house and garden by a hedge. Agricultural land lies beyond. Rural character. Not part of the built-up area.	N Parish Council Option PC1.
9	Comberton	Comberton Village College	44785	Parish boundary / framework issue	Village framework currently includes most buildings, but cuts through one and excludes one. The buildings outside the village framework are situated within the Green Belt. Boundary should be revised to include all of the buildings.	Y Include all the buildings within the village framework (and remove from Green Belt). Option No. VF3.
10	Cottenham	130-144 Histon Road	32203	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
11	Cottenham	Cottenham Sawmills	35343	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
12	Cottenham	Land between 14 & 37 Ivatt Street	42619	Include additional land / whole garden within village framework	A backland area of paddock, enclosed by hedgerow. Rural character. Not part of the built-up area.	N
13	Croxton	Abbotsley Road and the A428	39565	Create new village framework	An isolated cluster of residential properties to south of A428, with an office and converted garage to the west, and large business units to north of the A428. The business units would not be suitable for inclusion.	N
14	Croydon	Land south of High Street	41105	Part of site proposed for housing allocation & part include additional land	Very large area of open land which, if developed, would double the size of the existing village. Comprises part of an agricultural field (separately proposed for housing), part grounds to a single property and part scrub land. Rural character. Out of scale with the village.	N
15	Croydon	Land south of High Street	41105	Include additional land / whole garden within village framework	An isolated, semi-enclosed agricultural field. Has no relationship to the village, located along the road and around a corner from the village. Removed from, and not part of the village.	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
16	Croydon	Land north of High Street	41105	Include additional land / whole garden within village framework	Historically sensitive site (site of medieval village). Open paddock land between two areas of village framework. Rural character,	N
17	Dry Drayton	Longwood, Scotland Road	LATE REP 36984	Include additional land / whole garden within village framework	Property set within large grounds, set back from the road frontage and well screened. Does not form part of road frontage. Arable land beyond. Rural character. Not part of the built-up area.	N
18	Dry Drayton	Park Street	LATE REP 47546	Include additional land / whole garden within village framework	An area of 'white land' between the existing village framework and Green Belt. Long rear gardens to two residential properties, comprising largely trees and agricultural storage buildings. Rural character. Not part of the built-up area.	N
19	Duxford	Land north of Greenacres	42248	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
20	Duxford	Land north of village (Greenacres)	30800	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
21	Eltisley	Rear of 25 Caxton End	32523	Include additional land / whole garden within village framework	Long rear garden, comprising grassland with trees. Rural character. Not part of the built-up area.	N
22	Fowlmere	Former Farmyard, Cambridge Road	33187	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
23	Fulbourn	Land east of Cox's Drove, north of Cow Lane	44920	Include additional land / whole garden within village framework	Village framework encompasses the buildings. The rest of the site is scrub land and appears to be used for storage, surrounded by hedgerow. Although it is white land, it has rural character and does not form part of the built-up area.	N
24	Fulbourn	Apthorpe Street	LATE REP 50354	Include additional land / whole garden within village framework	Long rear and side gardens, which wrap around the side and rear of properties. Comprises grassland, separated from adjoining arable fields by dense hedge. Rural character. Not part of the built-up area.	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
25	Graveley	Manor Farm, Manor Close and Papworth Road	36771	Include additional land / whole garden within village framework	Site includes large farm buildings, set within open grass land to the High Street and Papworth Road frontages. To the rear is a large arable field. There is a clear edge to village at the last property to the west. To the south east is Home Farm and there is a cluster of isolated houses to north. Rural character. Not part of the built-up area.	N
26	Graveley	South of High Street (1)	LATE REP 36777	Include additional land / whole garden within village framework	Site comprises open paddock to the High Street road frontage, with large arable field to the rear. The field is semi enclosed by hedge / trees. Home Farm lies to the east, separated by track. There is a clear edge to the village to the west. Rural character. Not part of the built-up area.	N
27	Graveley	South of High Street (2)	LATE REP 36777	Include additional land / whole garden within village framework	Site comprises large arable field to the rear of properties on High Street. Dense boundary planting screens the site to east and west, but it is open to the south. A car repair garage is situated to the west. Rural character. Not part of the built-up area.	N
28	Great Abington	Land east of Great Abington	47012	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
29	Great Eversden	Land north of Chapel Road	32013	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
30	Great Shelford	Scotsdales Garden Centre	41018	Include additional land / whole garden within village framework	The Garden centre is currently outside the village framework and in the Green Belt. The site is largely located to the rear of residential properties with long rear gardens and planting. Most of the site is occupied by open parking areas, outside storage, and grassed/landscaped areas. The site is largely undeveloped, and not appropriate for inclusion within the village framework.	N
31	Guilford Morden	Swan Cottage, Swan Lane	33038 & 32385	Include additional land / whole garden within village framework	Site comprises two distinct areas - a cottage with residential garden to the west, and outbuildings and scrub land to the east. Site isolated, located to the rear of Connors Close, and more closely relates to the adjoining Town Farm than the village. Rural character. Not part of the built-up area.	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
32	Guilden Morden	Land west of 78 High Street	33889	Include additional land / whole garden within village framework	Village framework currently cuts through 74 High Street and excludes 76 High Street. Site includes these properties and extensive garden to the rear. There is a clear boundary behind these properties, beyond which the garden is open grassland which more has a rural character and does not form part of the built-up area. The village framework boundary should be revised to include both properties, together with 82 High Street (anomaly).	Y (in part) Include 74 & 76 High Street and consequential change to include 82 High Street, Guilden Morden. <b>Option No. VF4.</b>
33	Hardwick	Land off St Neots Road	46780	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
34	Hardwick	Land at 18 Hall Drive	46632	Include additional land / whole garden within village framework	Long rear garden with more scrubby character surrounded by trees to rear. Rural character. Not part of the built-up area.	N
35	Hardwick	Land between Caldecote and Hardwick (No map provided)	45060, 32235	Create new village framework	There is a clear edge to the built-up area of Hardwick on St Neots Road at the current western boundary. Beyond this point is an area of open ground and development becomes more sporadic in character, with some properties set back from the road frontage in large gardens, particularly towards the western end of St Neots Road. Properties are detached from the main concentration of buildings within the village.	N
36	Hauxton	Waste Water Treatment Works, Cambridge Road	41621	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
37	Land beach	Land off Chapmans Close	45265	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
38	Little Gransden	22 Church Street	33849	Include additional land / whole garden within village framework	Site comprises garden land and an outbuilding. Rural character. Not part of the built-up area.	N
39	Little Gransden	Land east of Primrose Hill	39719 & 38152	Include additional land / whole garden within village framework	Land adjacent to a coach depot, comprising a large building and an area of hardstanding to the east. Site comprises a small additional area of hard standing. Open and rural in character. Not part of built up area.	N

Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
40	Little Gransden	Bounding 6 Primrose Hill	34220 & 38152	Include additional land / whole garden within village framework & Amendment suggested by Parish Council	Site comprises a trangular area of paddock with trees and out buildings. Forms part of the setting of a Listed Building and adjacent Conservation Area, to west. Rural character. Not part of the built-up area.	N Parish Council Option PC2.
41	Little Gransden	South of Main Road	38152	Amendment suggested by Parish Council	Site comprises low density, sporadic properties along one side of the road. Becomes more open and sporadic beyond Elms Farm. Land opposite comprises open paddocks and a small cluster of residential dwellings. Rural character. Not part of the built-up area.	N Parish Council Option PC3.
42	Little Gransden	Church Street	38152	Amendment suggested by Parish Council	Development becomes more open and sporadic beyond number 22, with houses set within larger gardens. Location along a leafy, single track road. Rural character. Not part of the built-up area.	N Parish Council Option PC4.
43	Little Gransden	West of Primrose Walk	38152	Amendment suggested by Parish Council	Site comprises an area of overgrown land to north. To the south the land is more open, except a track leading to a patch of trees. Rural character. Not part of the built-up area.	N Parish Council Option PC5.
44	Little Gransden	Land opposite Primrose Walk	38152	Amendment suggested by Parish Council	Site comprises an area of paddock with mature trees along the Primrose Hill road frontage. Previous planning permission granted for infill. Infill development would continue road frontage.	N Parish Council Option PC6.
45	Long stanton	Land west of Over Road and east of bypass	34135	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
46	Longstanton	Land off Clive Hall Drive	43118	Include additional land / whole garden within village framework	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
47	Melbourn	Victoria Way	41157	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
48	Meldreth	Rear of 97a North End	39577	Include additional land / whole garden within village framework	Long rear garden, comprising grassland. Rural character. Not part of the built-up area. Current boundary cuts through number 97A. Slight amendment to include the whole building within the village framework.	Y (in part) to include the residential property. Option No. VF5.

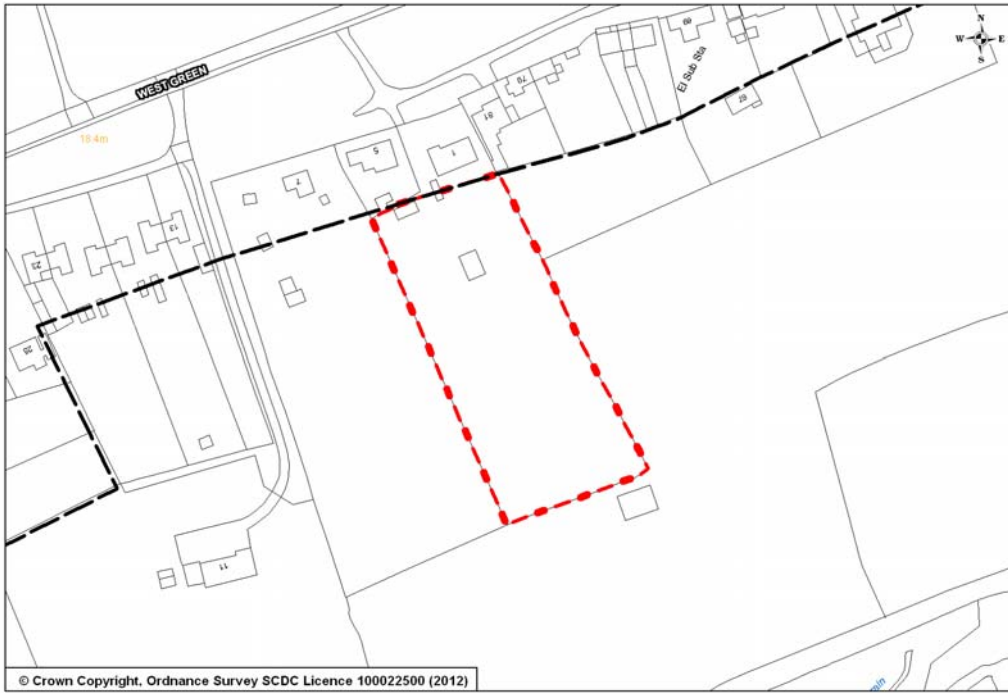
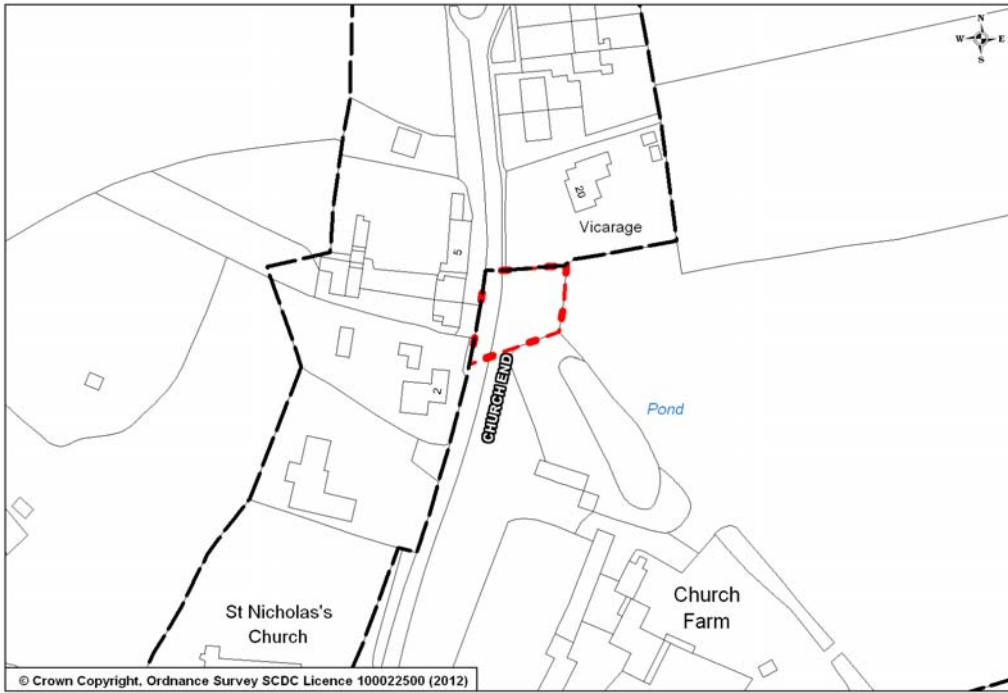
Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
49	Newton	Land off Town Street	47574	Include additional land / whole garden within village framework	Site comprises agricultural buildings to the road frontage with areas of garden to the rear and side. Rural character. Not part of the built-up area.	N
50	Pampisford	London Road, Pampisford	41099	Parish boundary / framework issue	Employment site and allocation on the southern edge of the built-up area of Sawston but within Pampisford Parish. Site better relates to Sawston. Include employment site and adjoining housing on the western end of Brewery Road within Sawston village framework.	Y Include employment site and adjacent housing on Brewery Road. <b>Option No. VF6.</b>
51	Sawston	Land east of Sawston	33125	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
52	Shepreth	Meldreth Road	45335	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
53	Swavesey	Land at Boxworth End Farm	33687	Include additional land / whole garden within village framework	Site comprises a paddock bound by Boxworth End Farm to the east and one property in large grounds to the west. There is a clear edge to the built-up area to the north of site. Rural character. Not part of the built-up area.	N
54	Toft	Offices and barns near the Golf Club	43071	Amendment suggested by Parish Council	Site comprises two large barn-like employment buildings with hard standing. There is a clear edge to village at last residential properties and hedgerow to west. Rural character. Not part of the built-up area.	N <b>Parish Council Option PC7.</b>
55	Toft	Land west of 46 High Street	43071	Amendment suggested by Parish Council	Site with planning permission for a dwelling (S/0565/11), which will straddle existing boundary. village framework should be amended to include the new property.	Y Include whole site. <b>Option No. VF7.</b>
56	Toft	Land at Old Farm Business Centre	43071	Amendment suggested by Parish Council	Site with planning permission for a new employment building in place of a large barn. Village framework boundary should be amended to include the new building only, with no amendment to the Green Belt boundary.	Y (in part) to include the employment building. <b>Option No. VF8.</b>
57	Waterbeach	Land to the south of Cambridge Road	36495	Site proposed for housing allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	

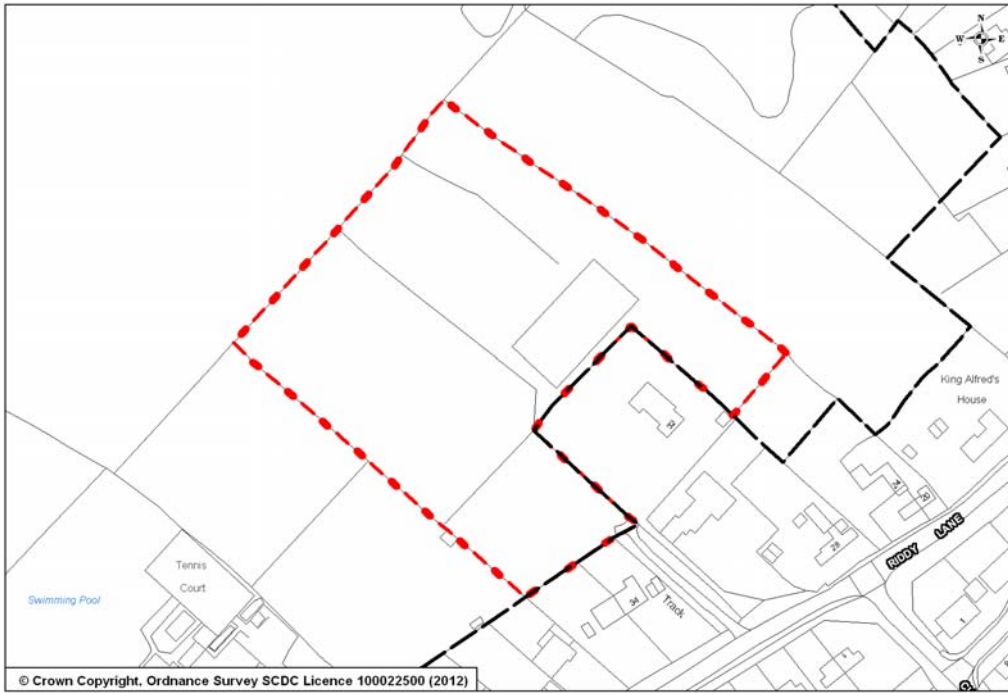
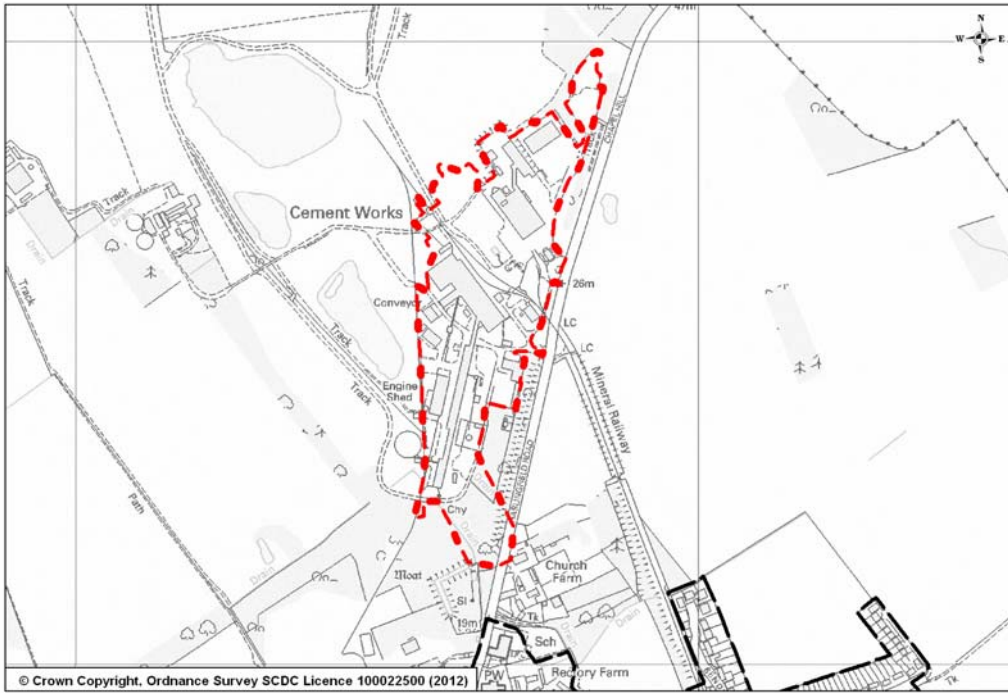
Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
58	Westwick	Between the Busway and Scallywags Nursery	41108	Create new village framework	Site comprises an open area of parkland and does not include any buildings.	N
59	Westwick	Westwick (No map provided)	41186	Create new village framework	Westwick is removed from Oakington, separated by Guided Busway, and does not form part of the village. Westwick itself contains few, sporadic, buildings and large areas of parkland landscape in a historically sensitive landscape. Rural character.	N
60	Whaddon	Land west of 97 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises an area of grassland and mature trees, with parkland character. Two tracks cross the site, providing access to properties to the rear. There is a clear edge to the village to the east. Rural character. Not part of the built-up area.	N Parish Council Option PC8.
61	Whaddon	Land east of 123 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises an arable field bound by hedgerow. Two tracks cross the field, providing access to 129 Meldreth Road and Hoback Farm. Rural character. Not part of the built-up area.	N Parish Council Option PC9.
62	Whaddon	Land at 129 Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises a property in large grounds, accessed via long track. Rural character. Not part of the built-up area.	N Parish Council Option PC10.
63	Whaddon	Land south of Meldreth Road	38403	Amendment suggested by Parish Council	Site comprises two large houses and outbuildings in large grounds. Rural character. Not part of the built-up area.	N Parish Council Option PC11.

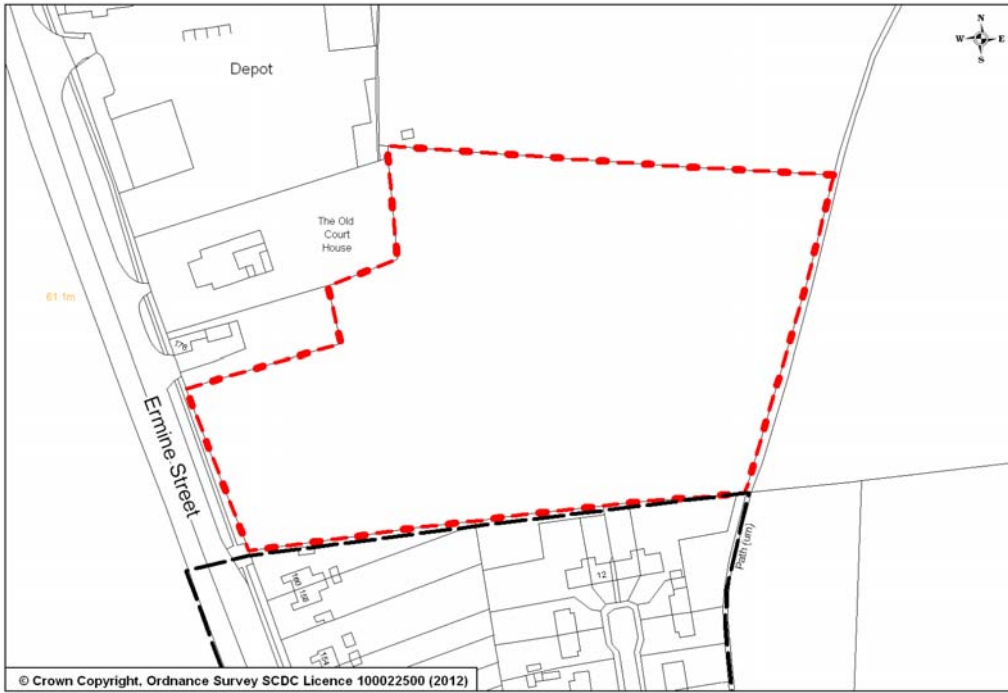
## Suggested Amendment to Development Frameworks

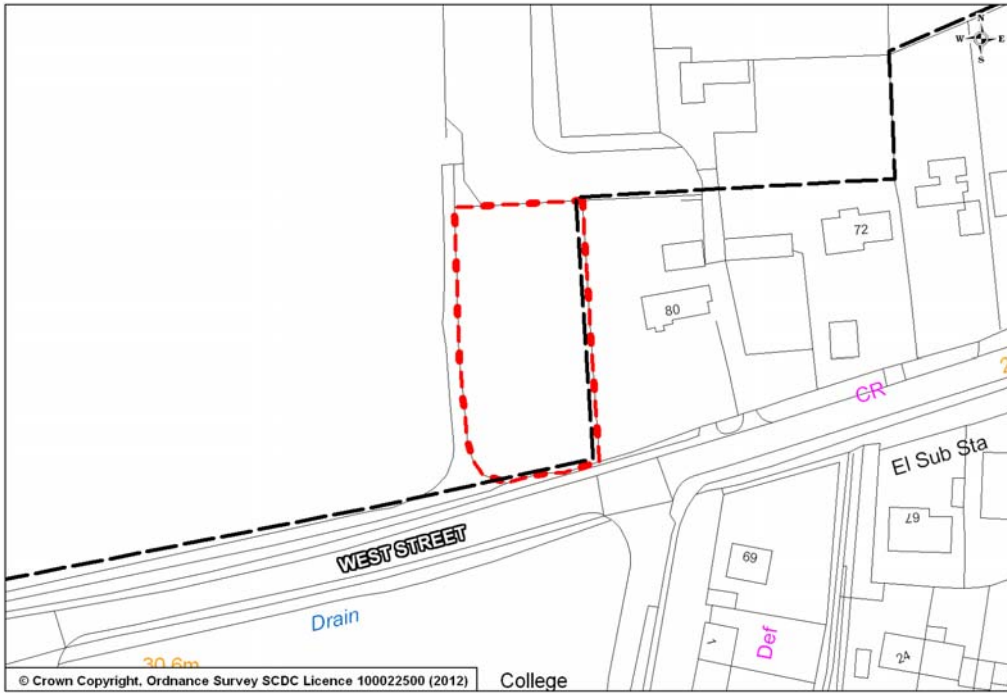
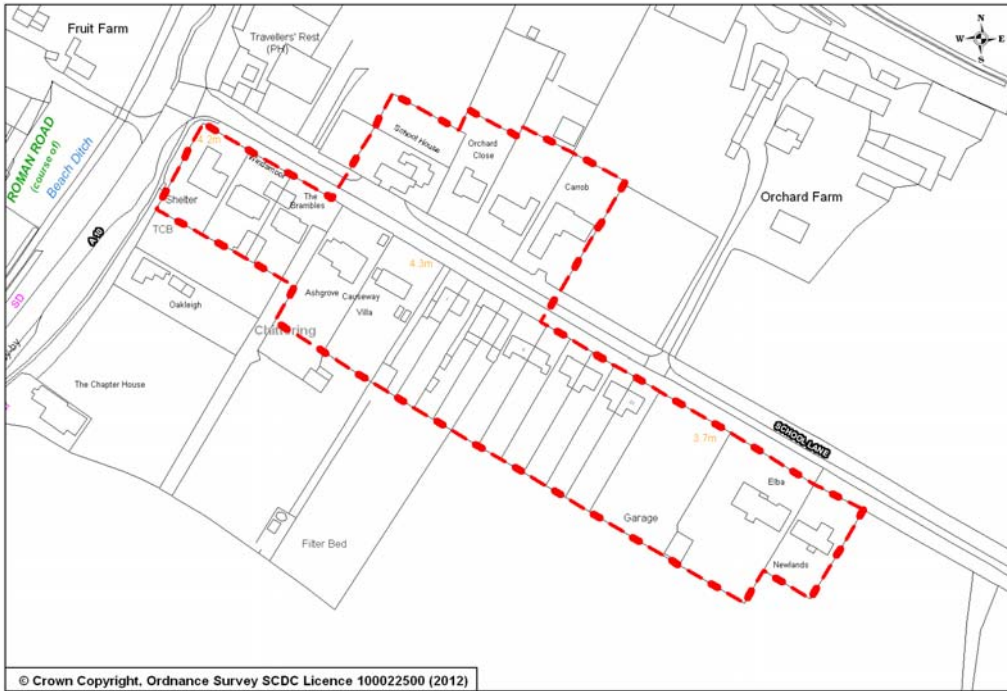
-  Existing Development Framework Boundary
-  Proposed Amendment to Development Framework Boundary

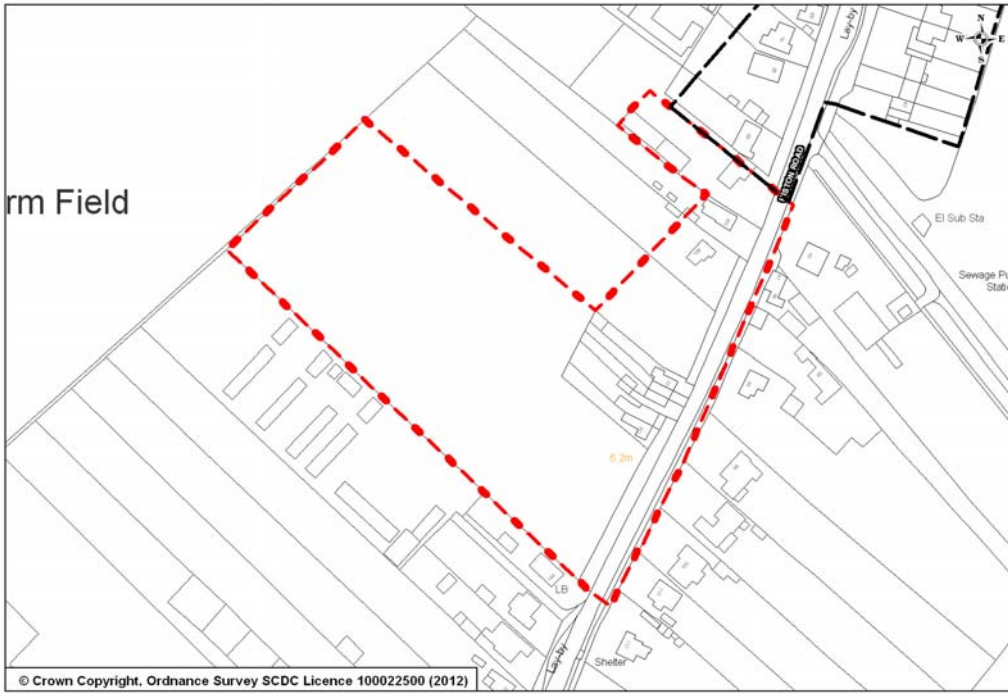
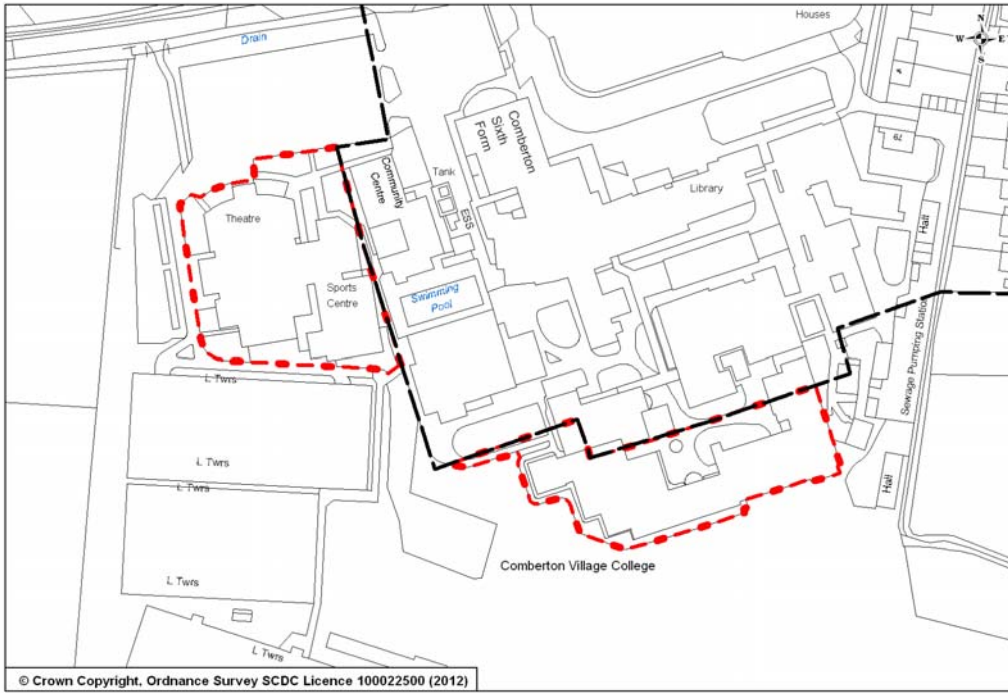




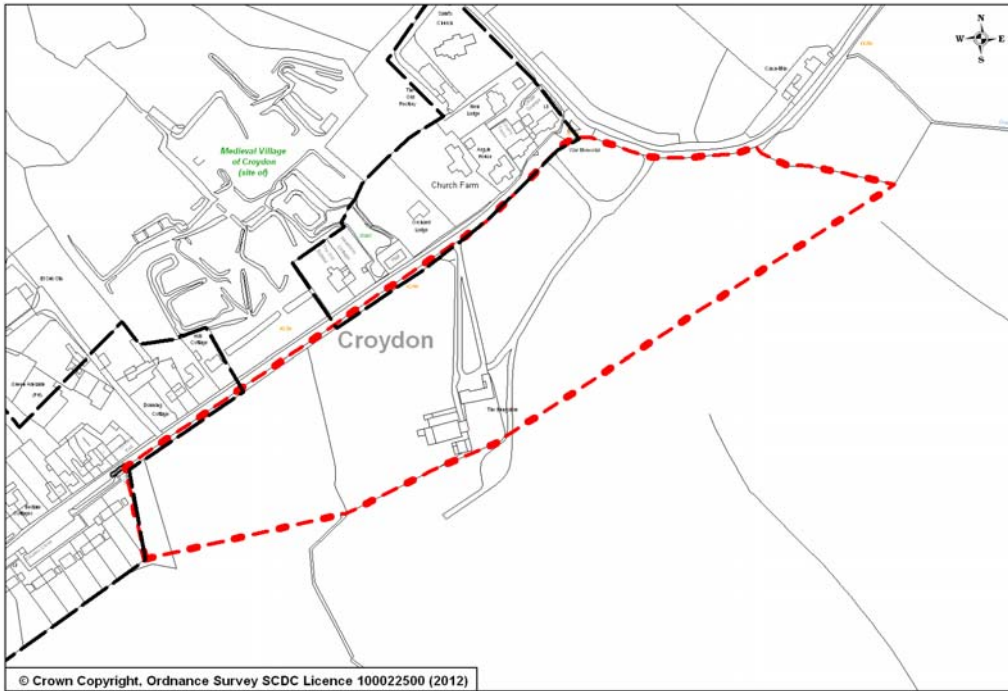


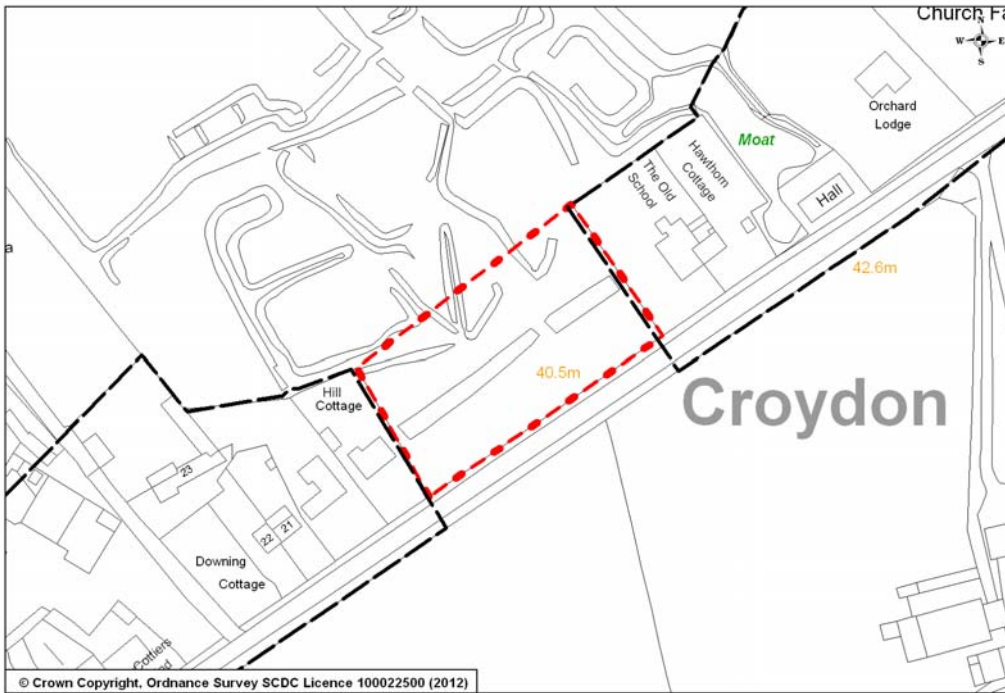




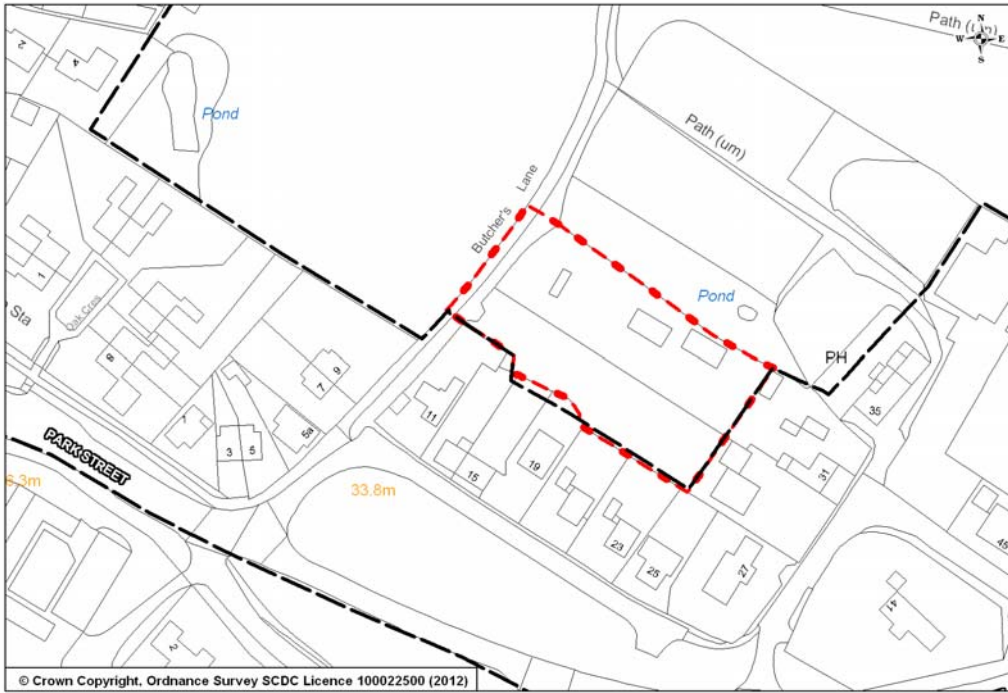
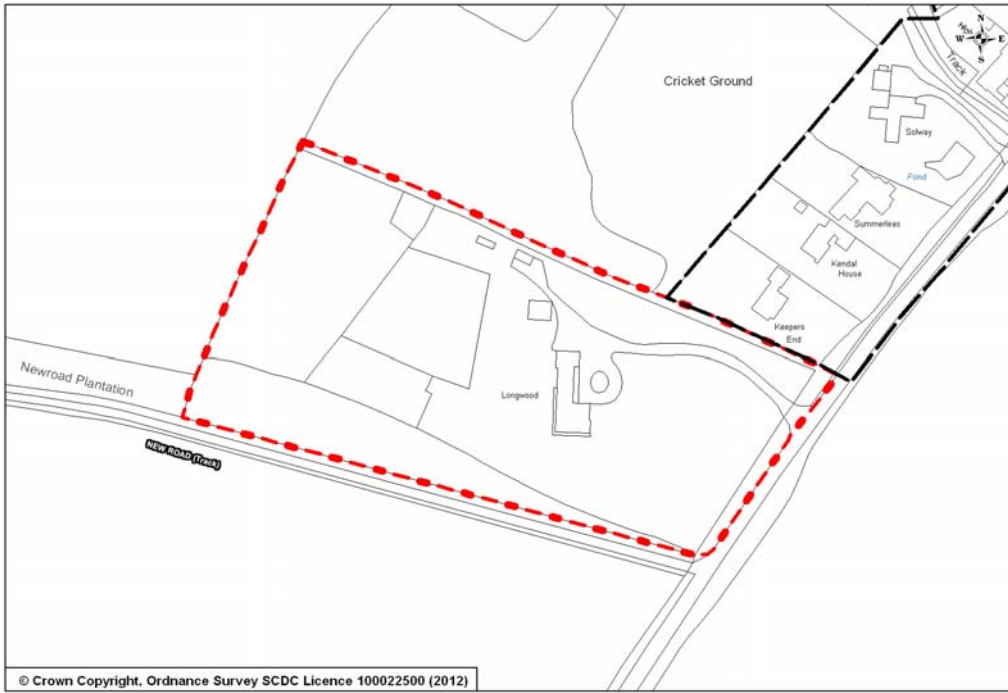


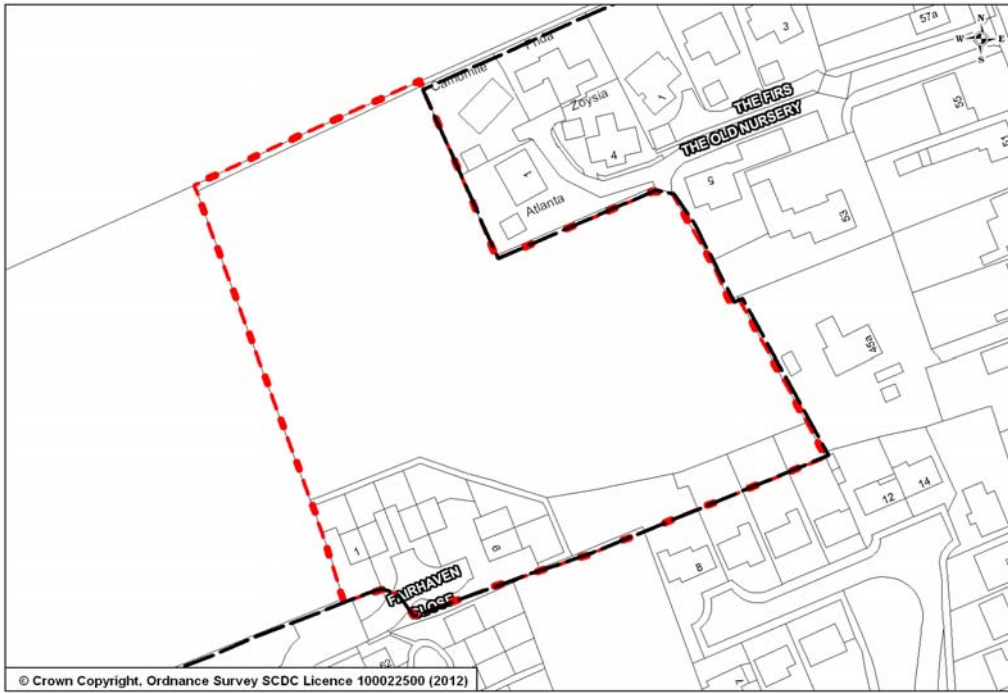


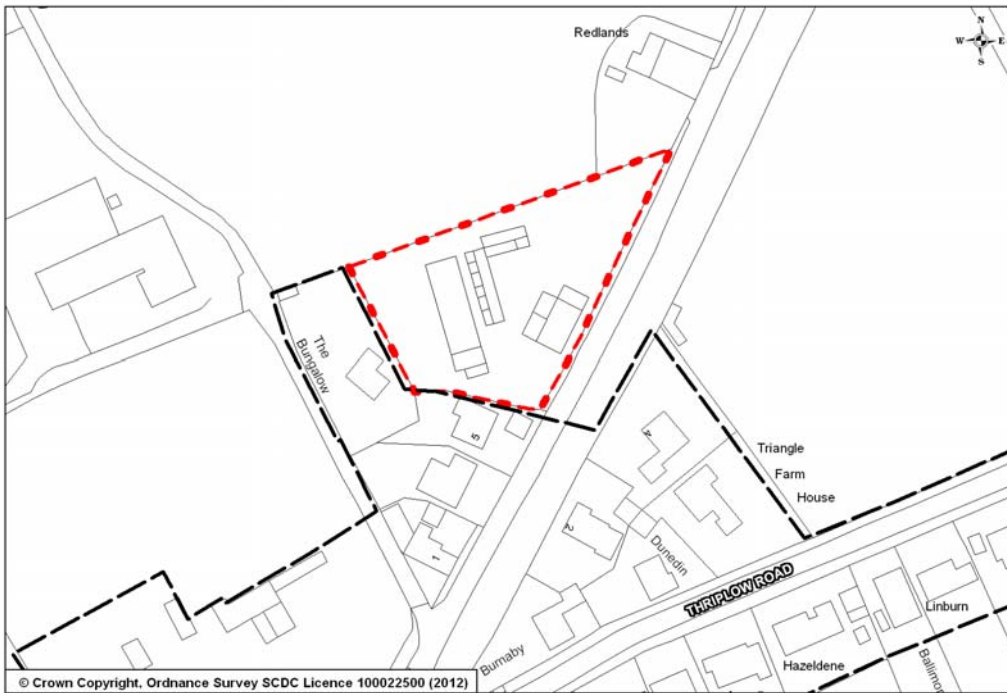
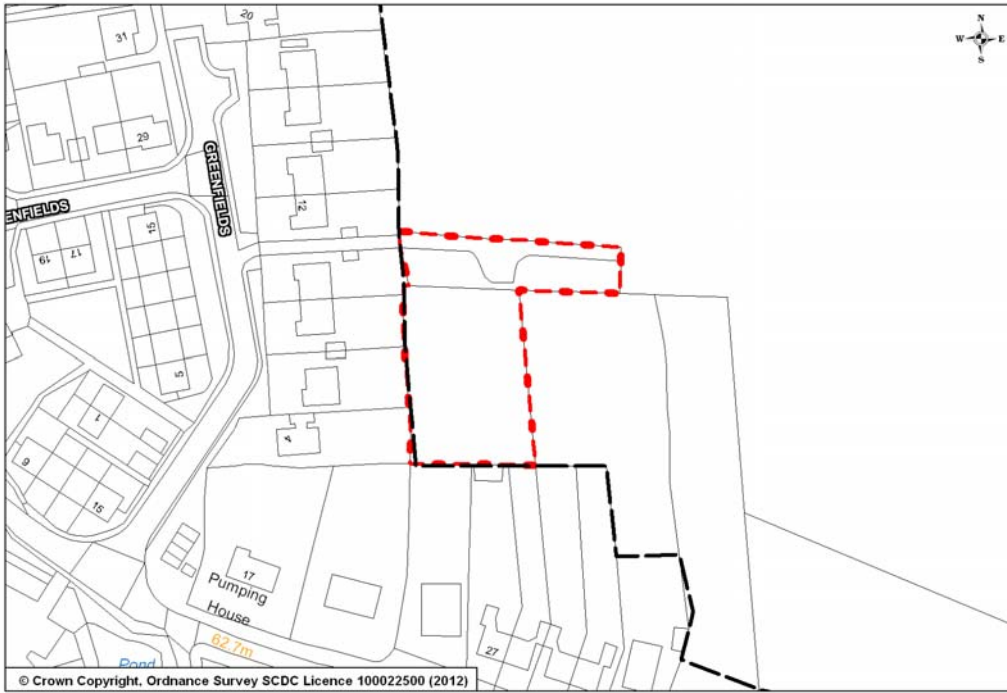


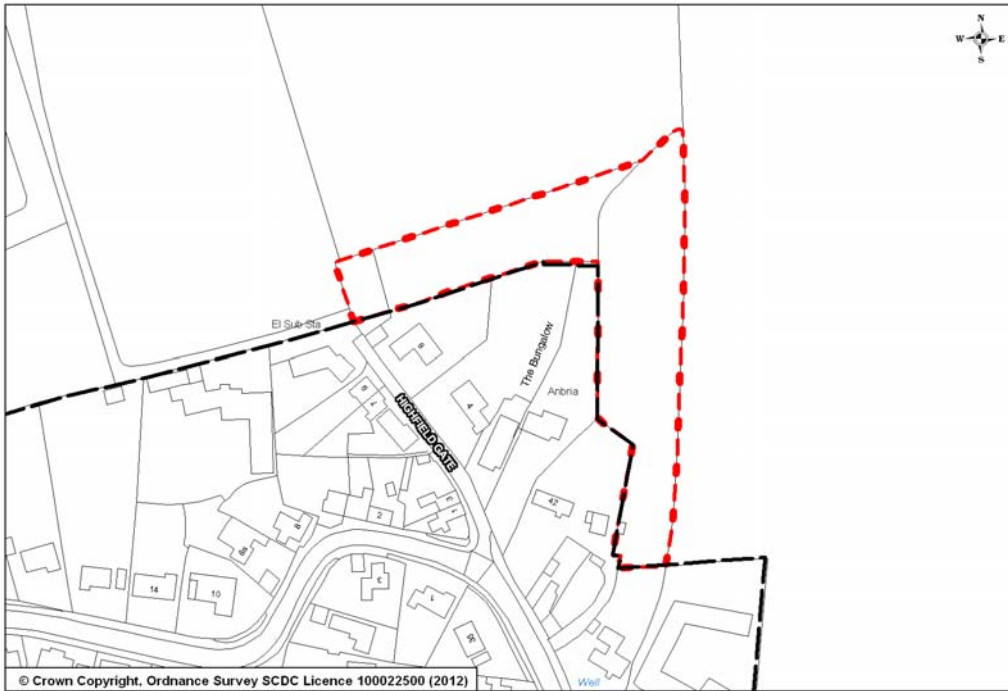
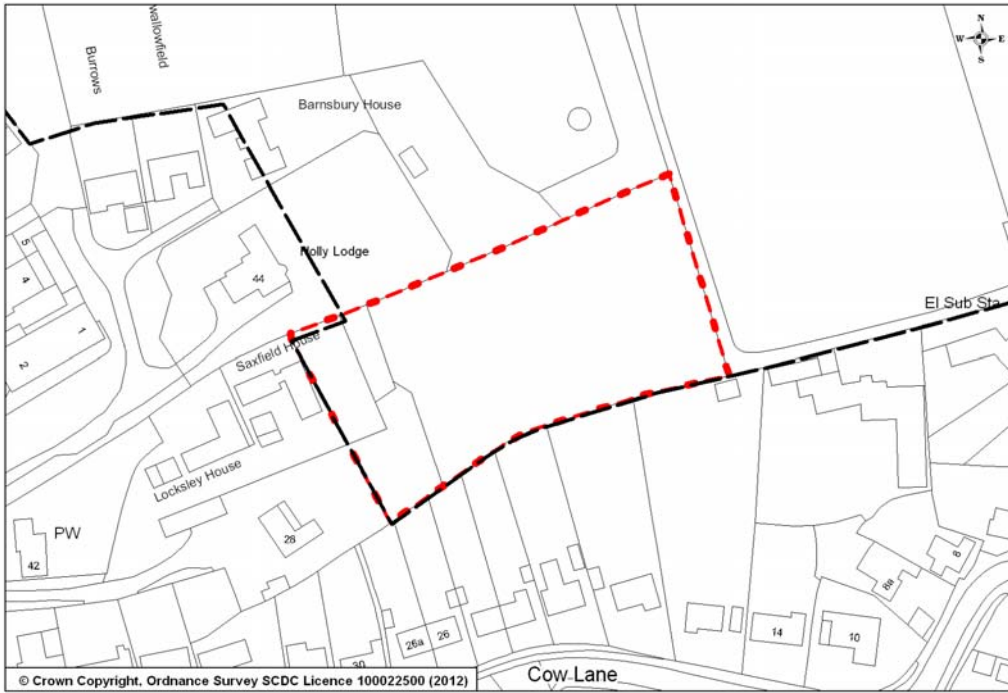


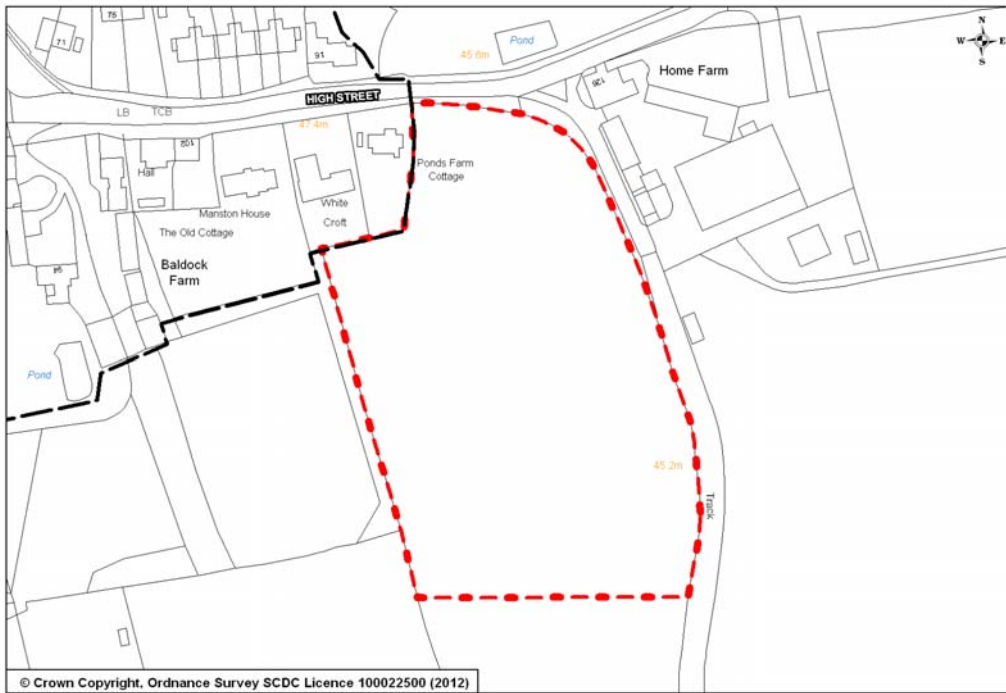
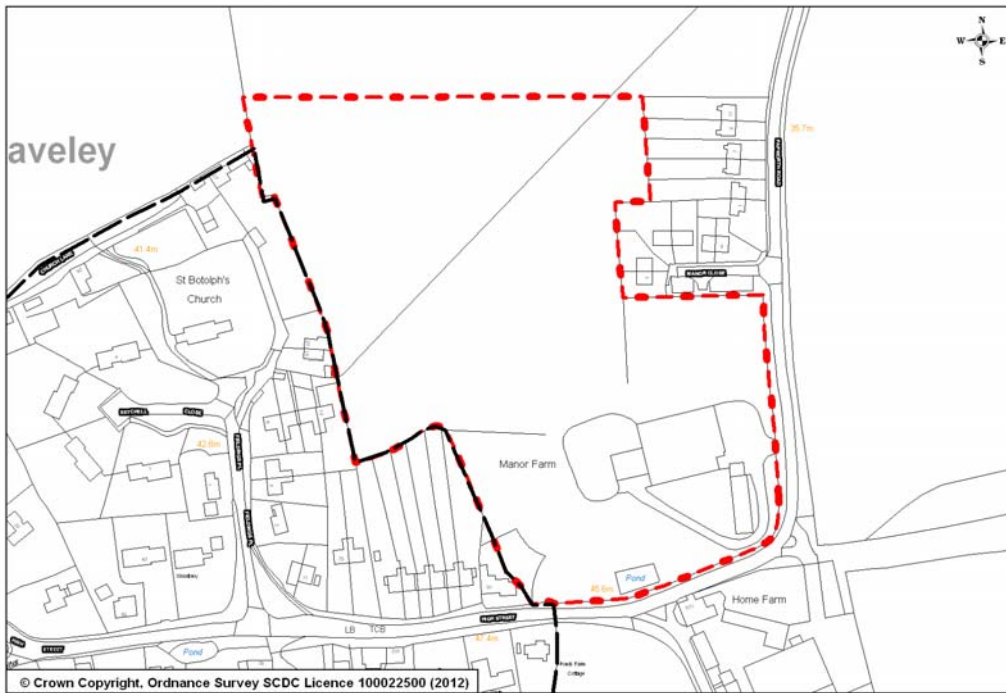


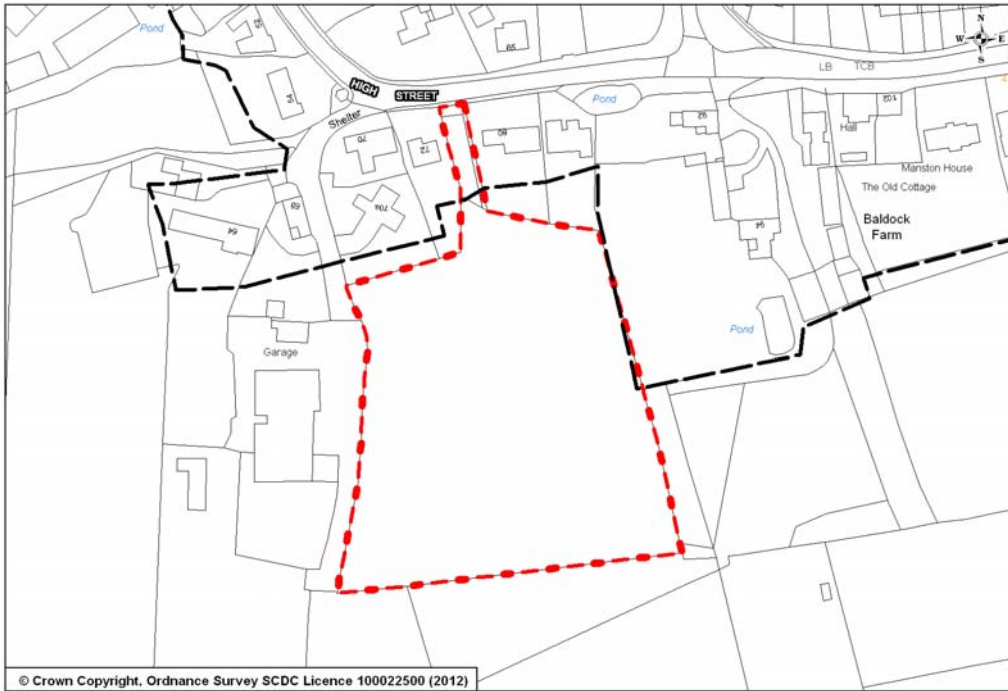


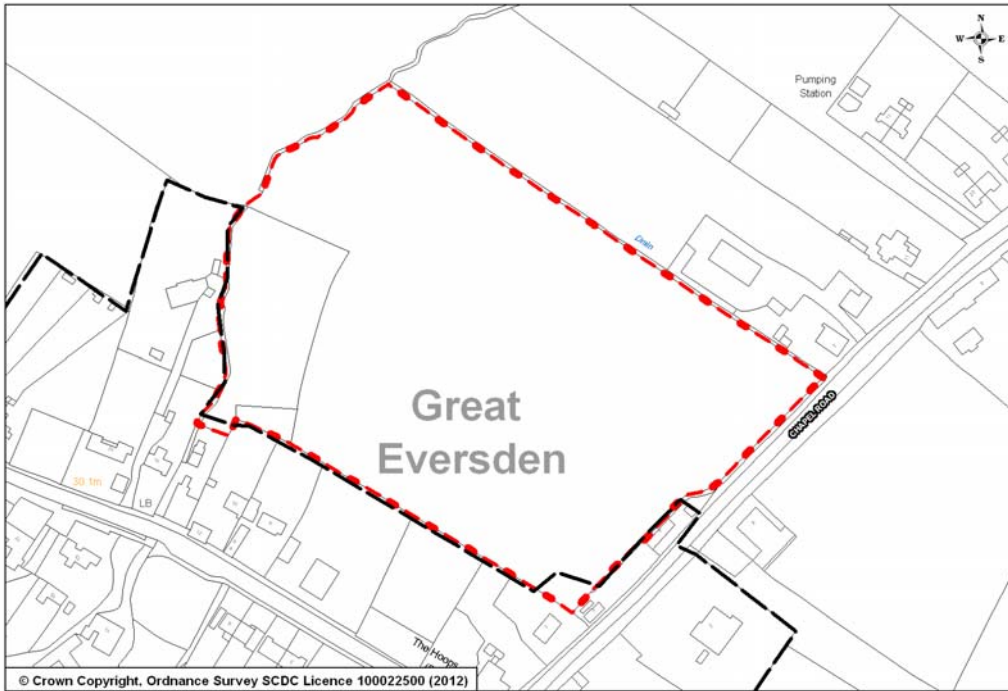


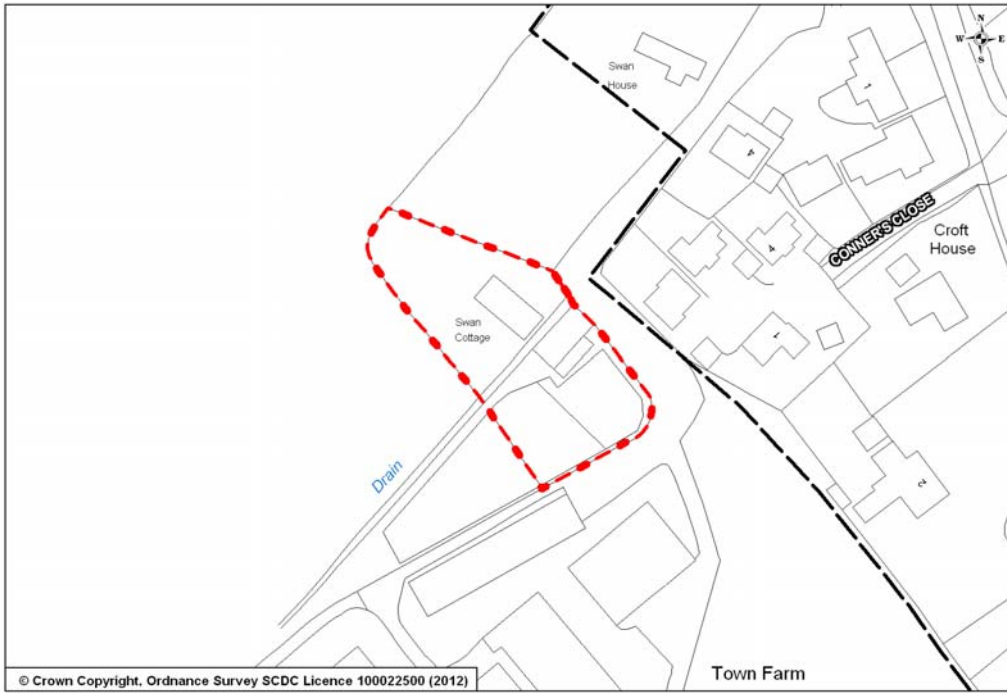




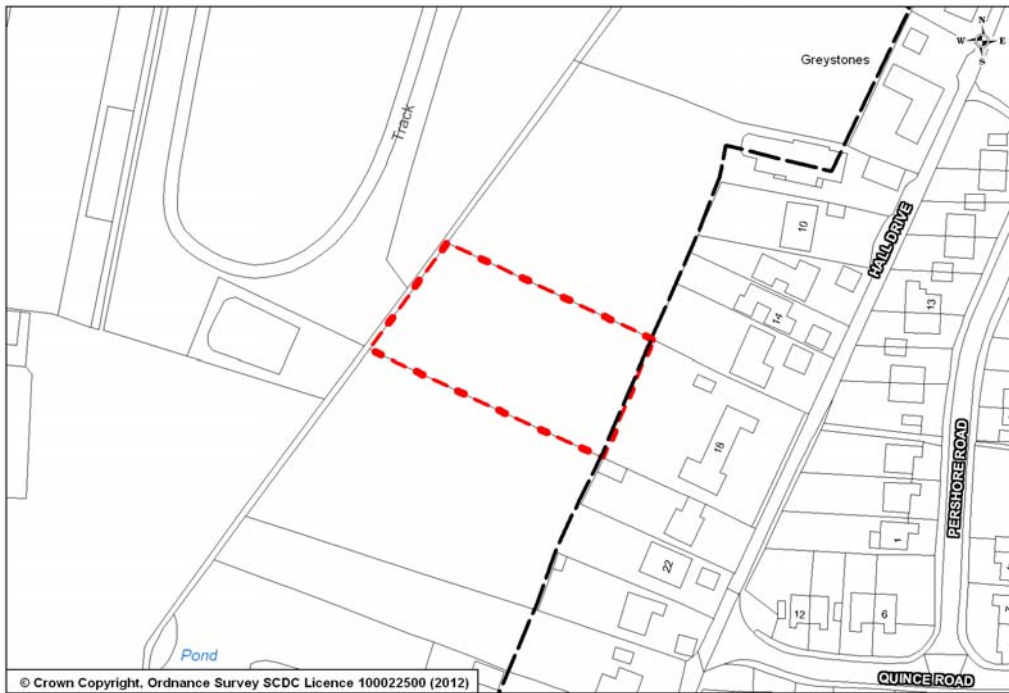
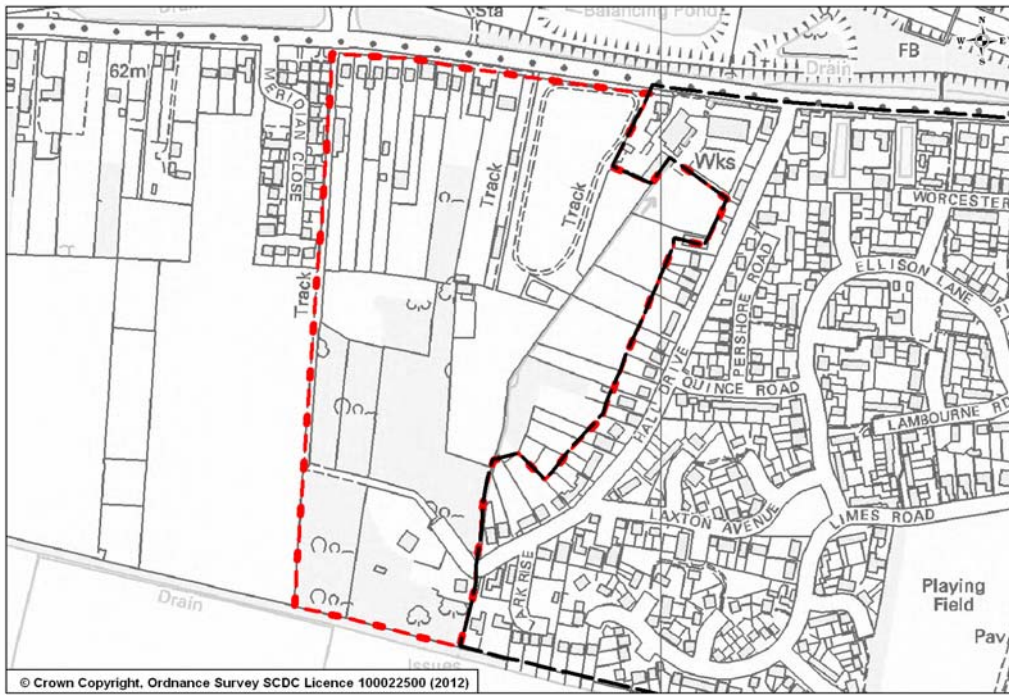


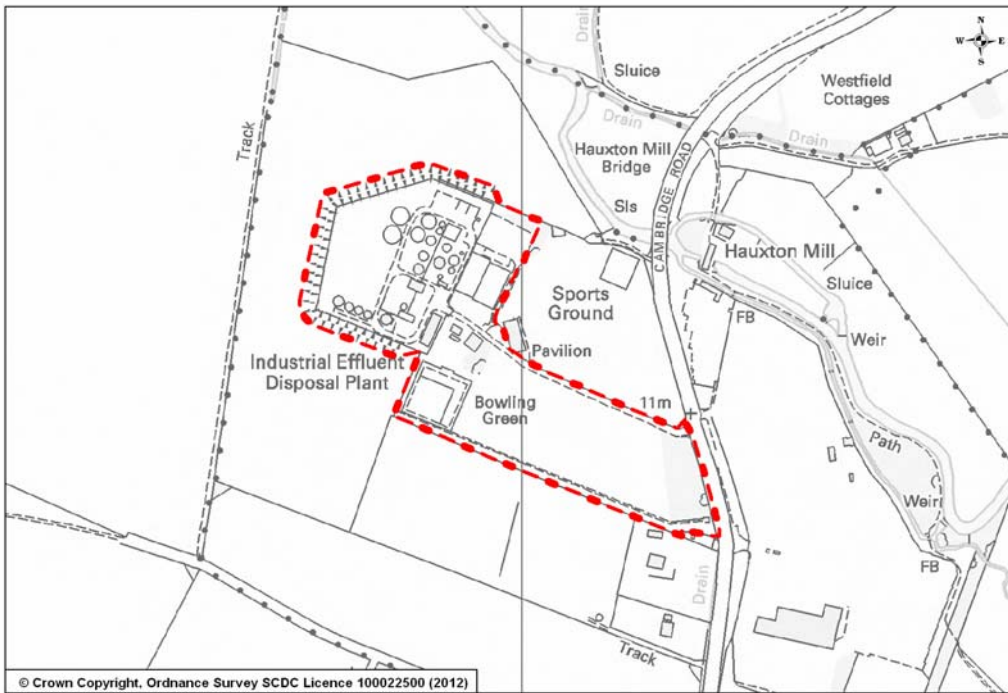
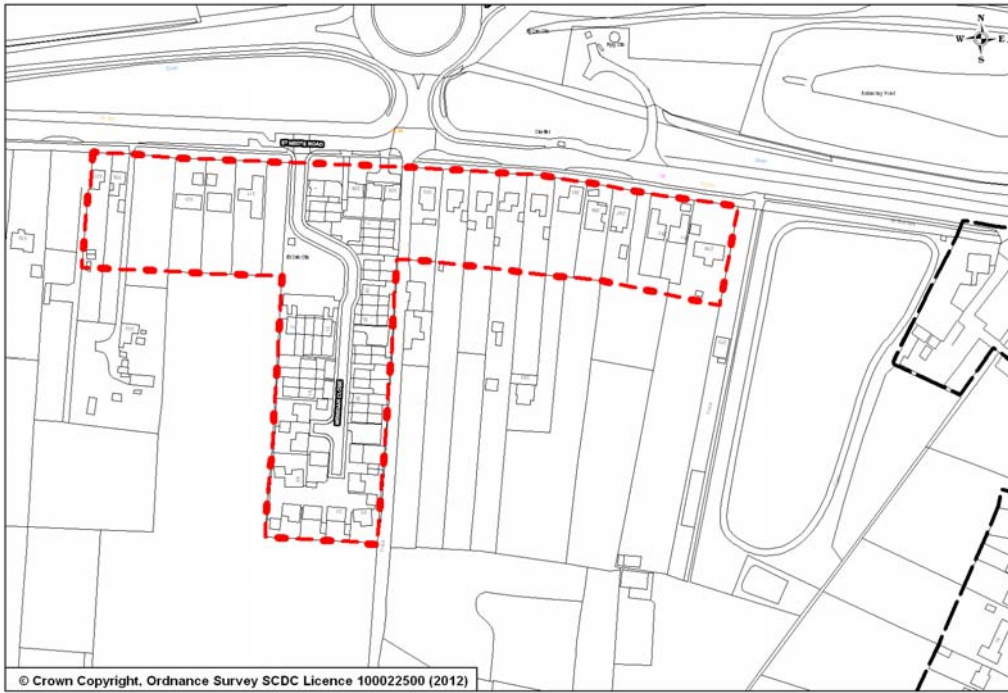


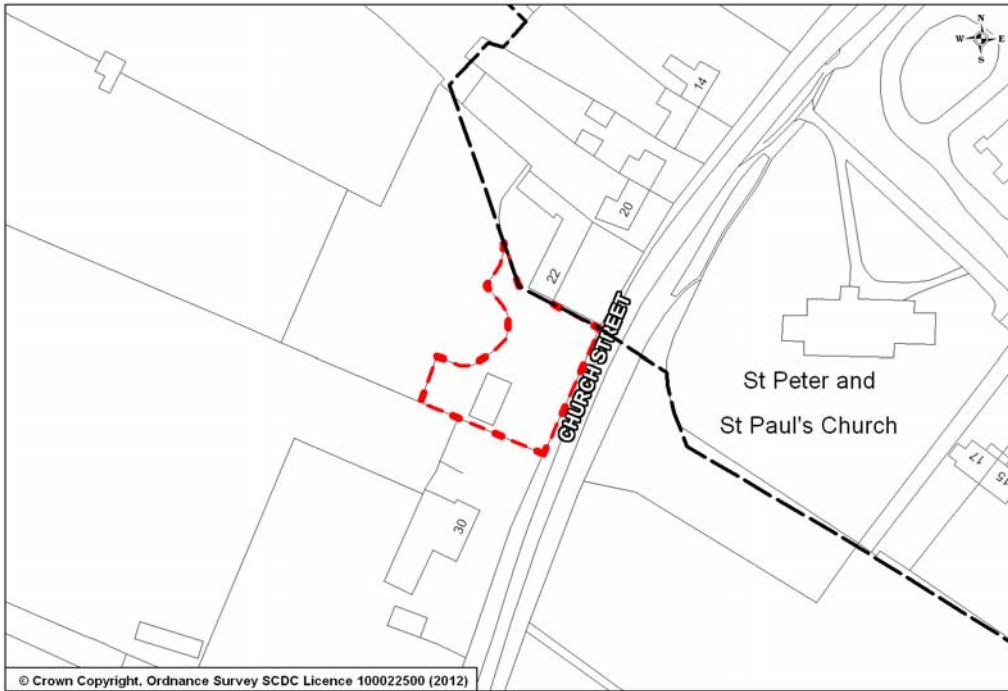
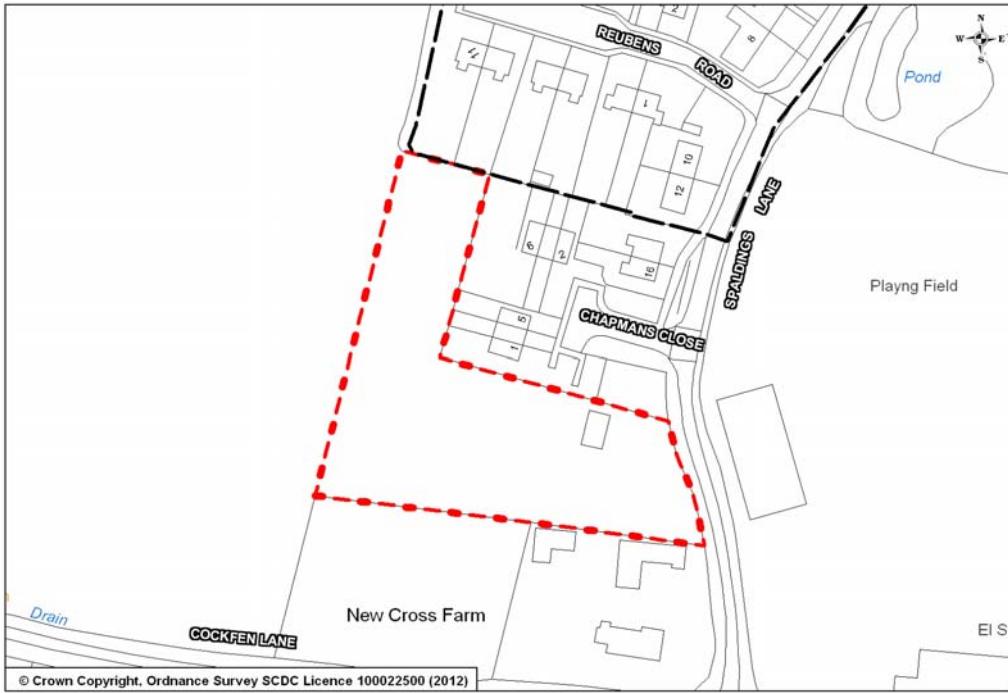


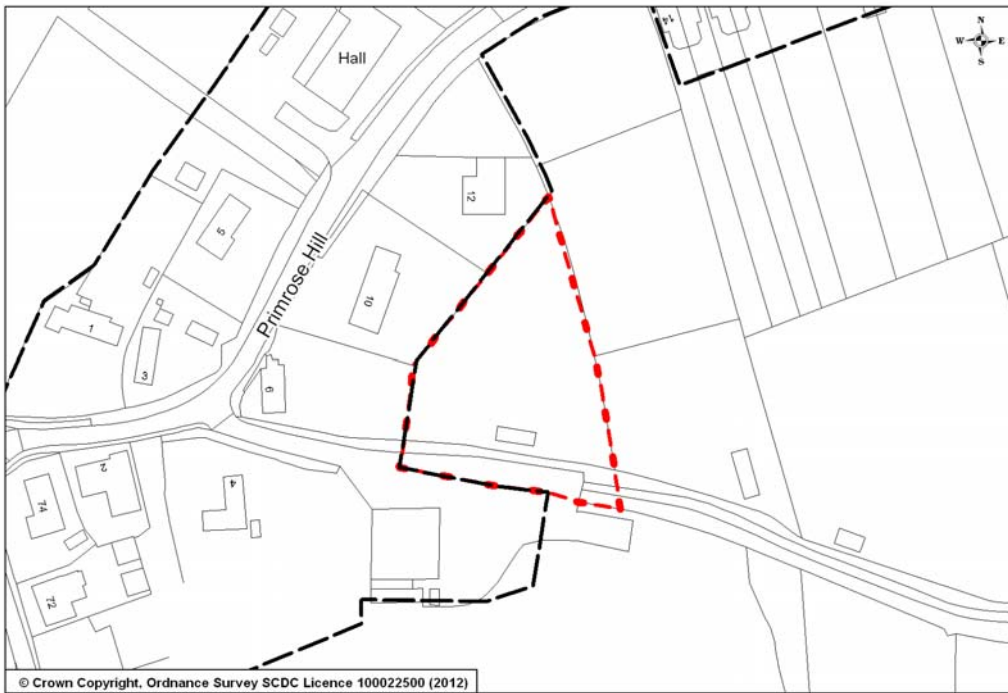
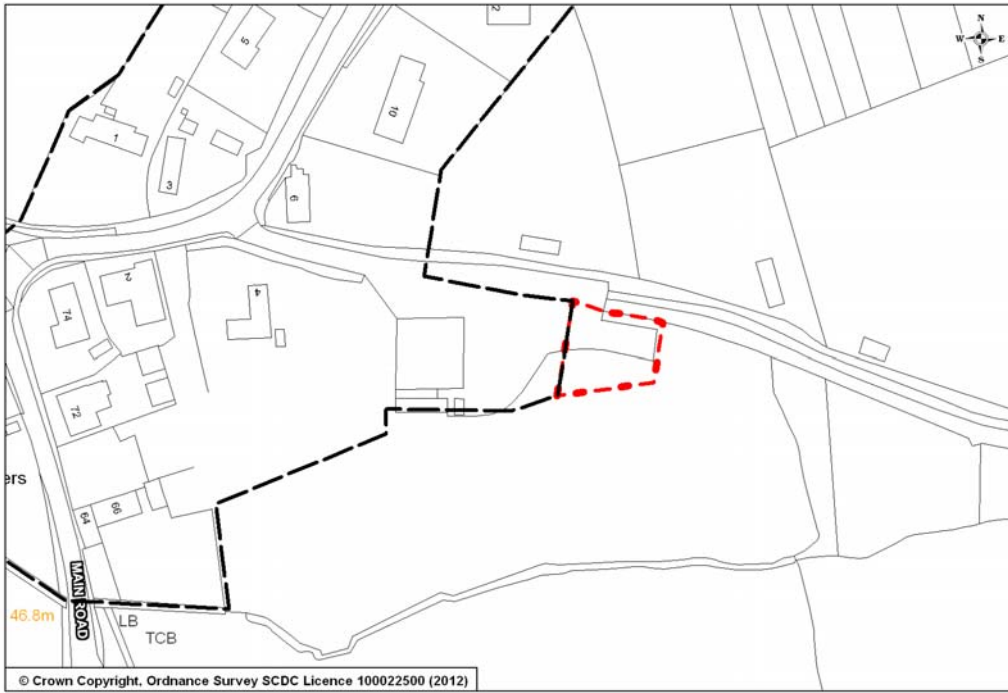


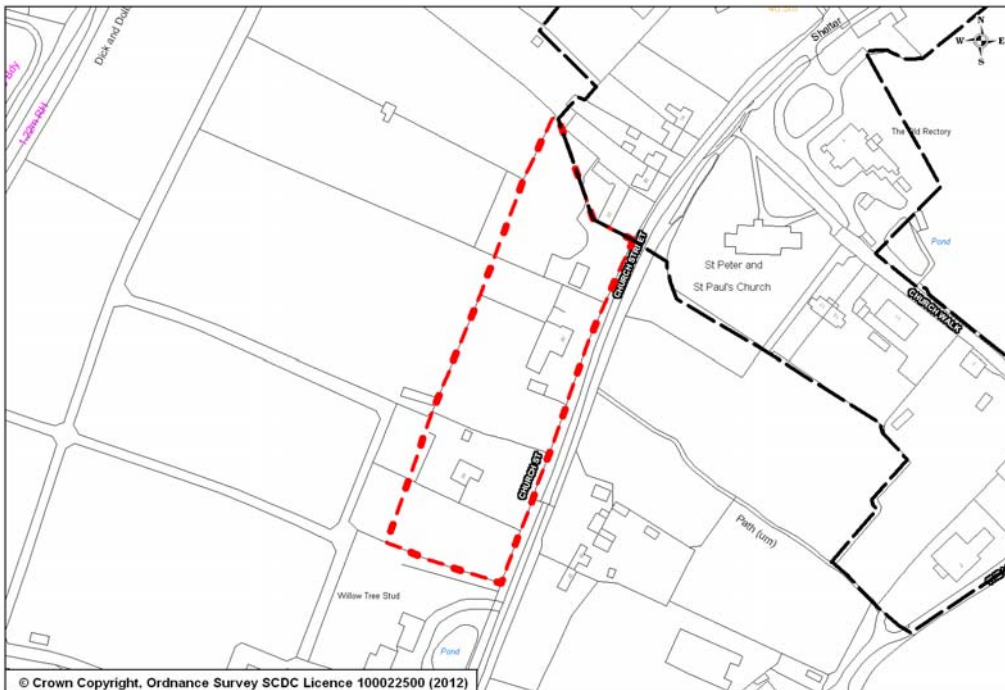
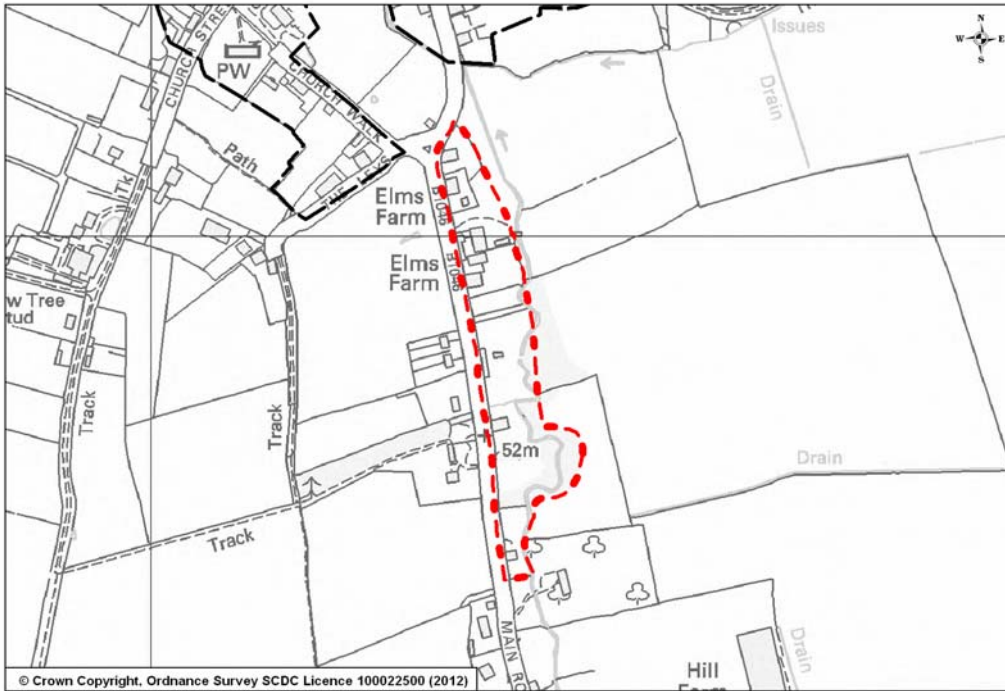


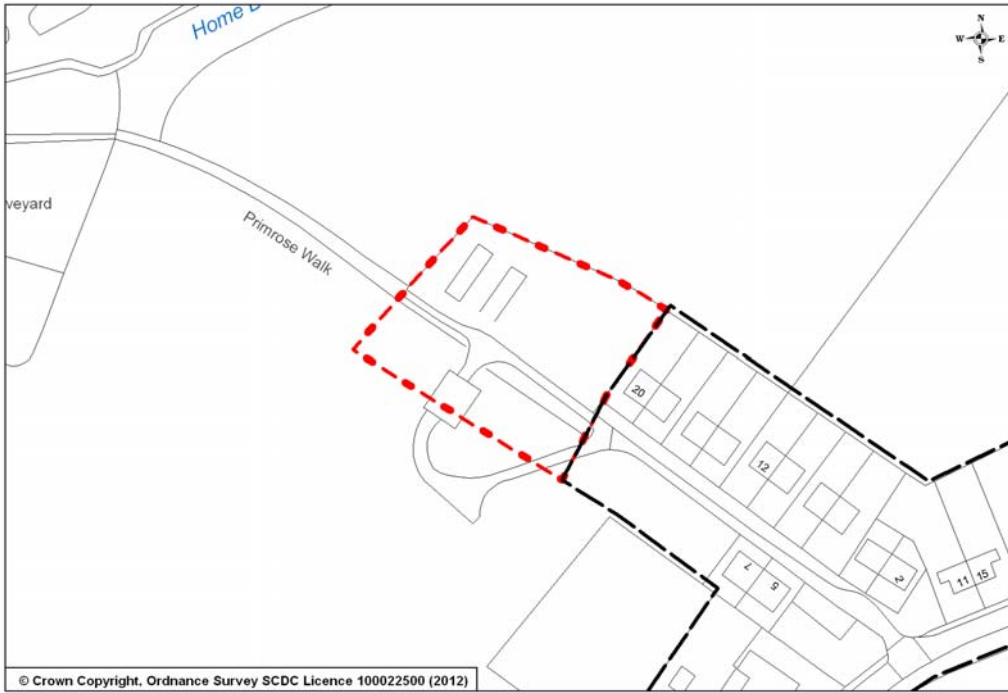


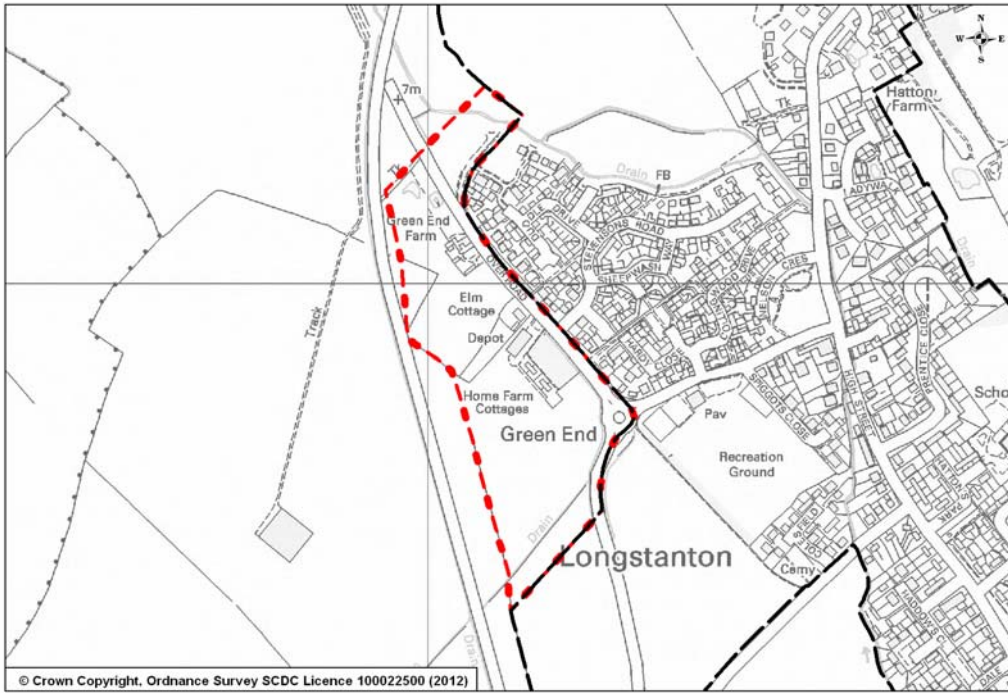


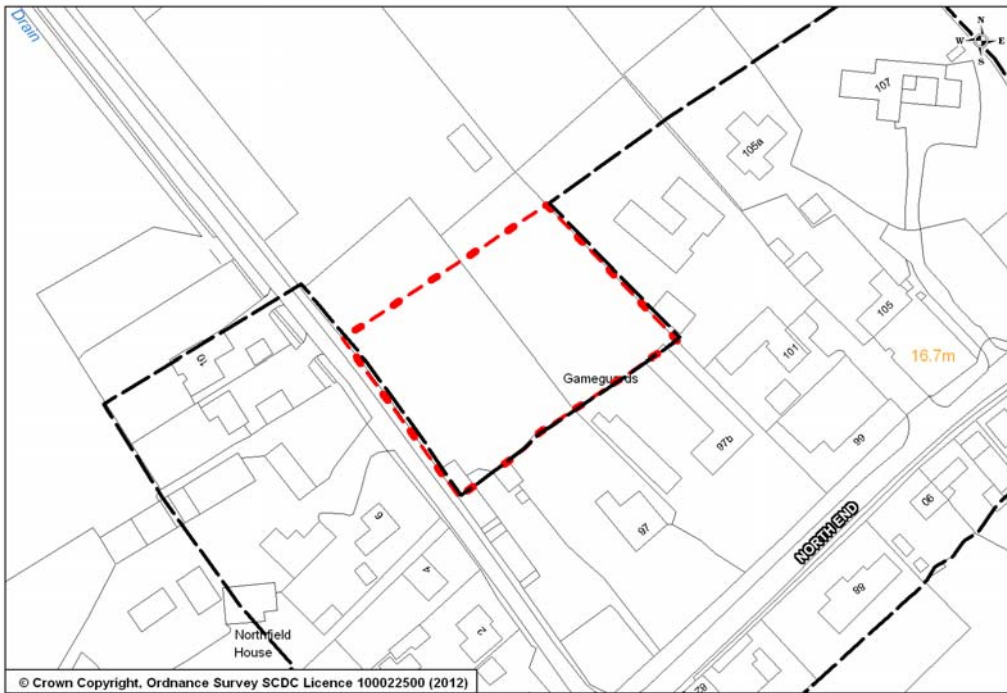
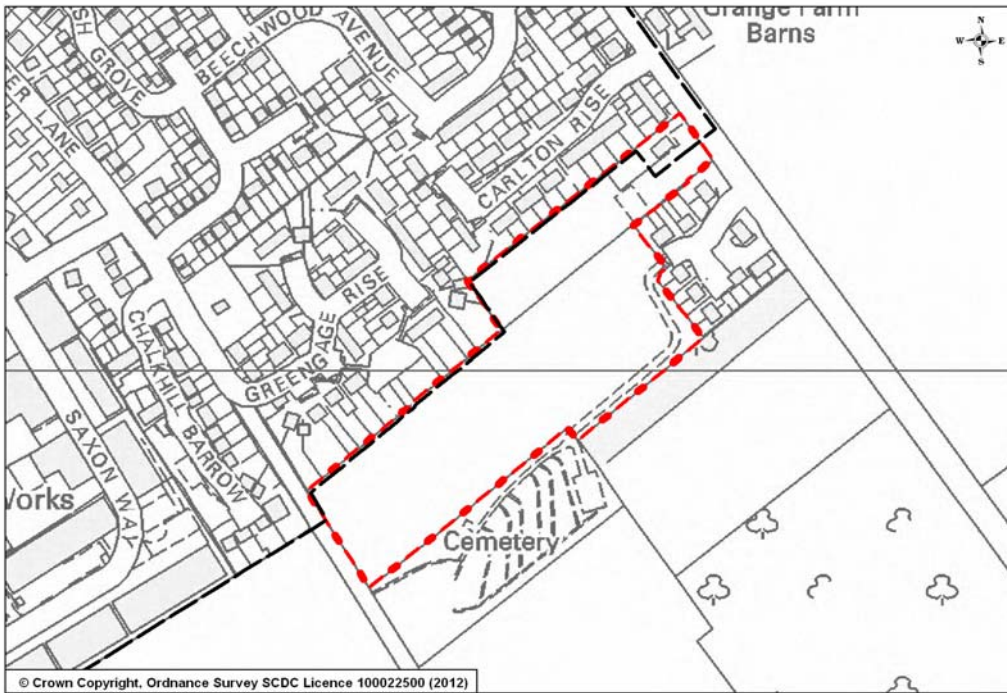




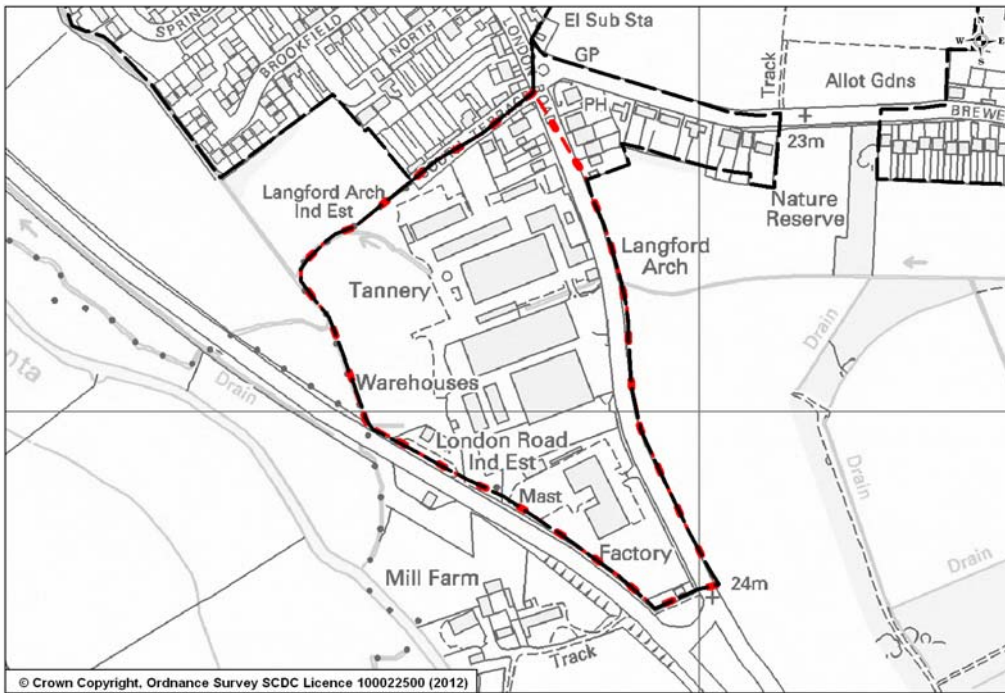
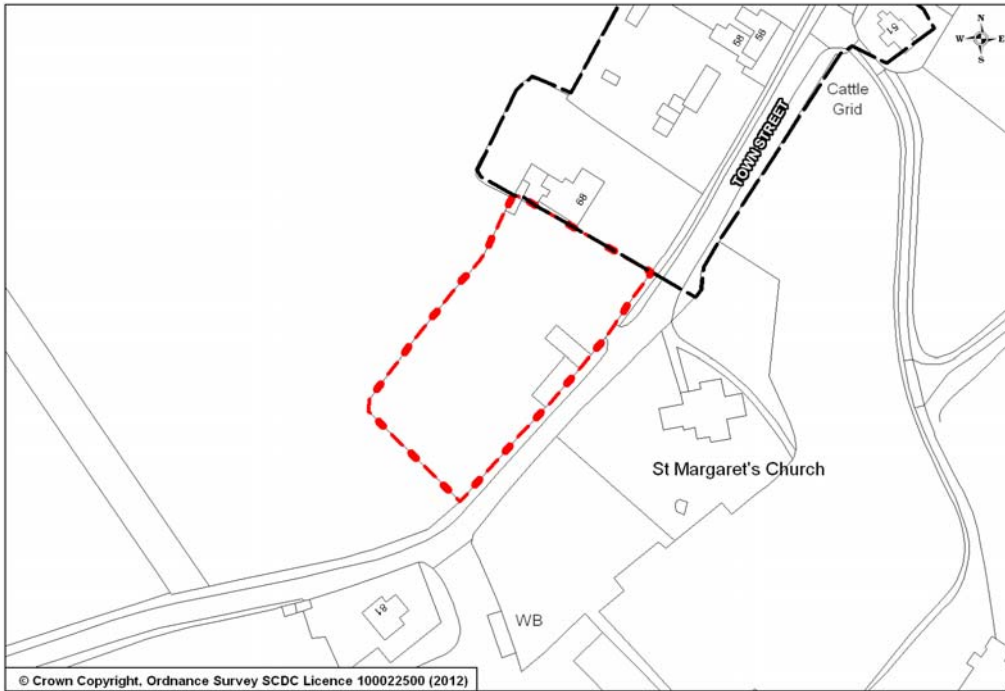


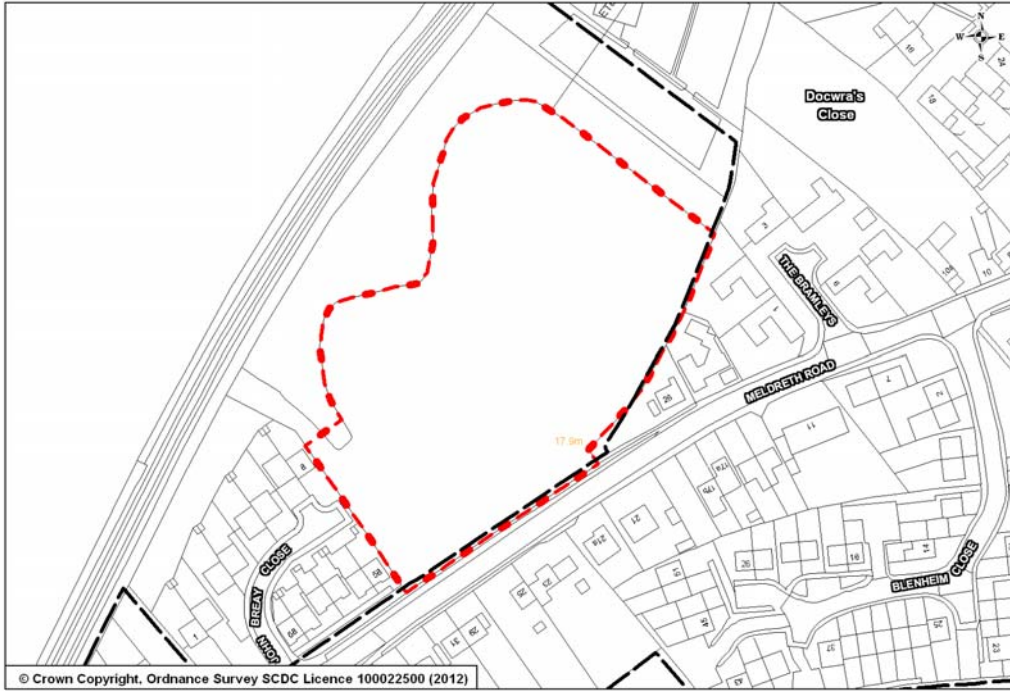
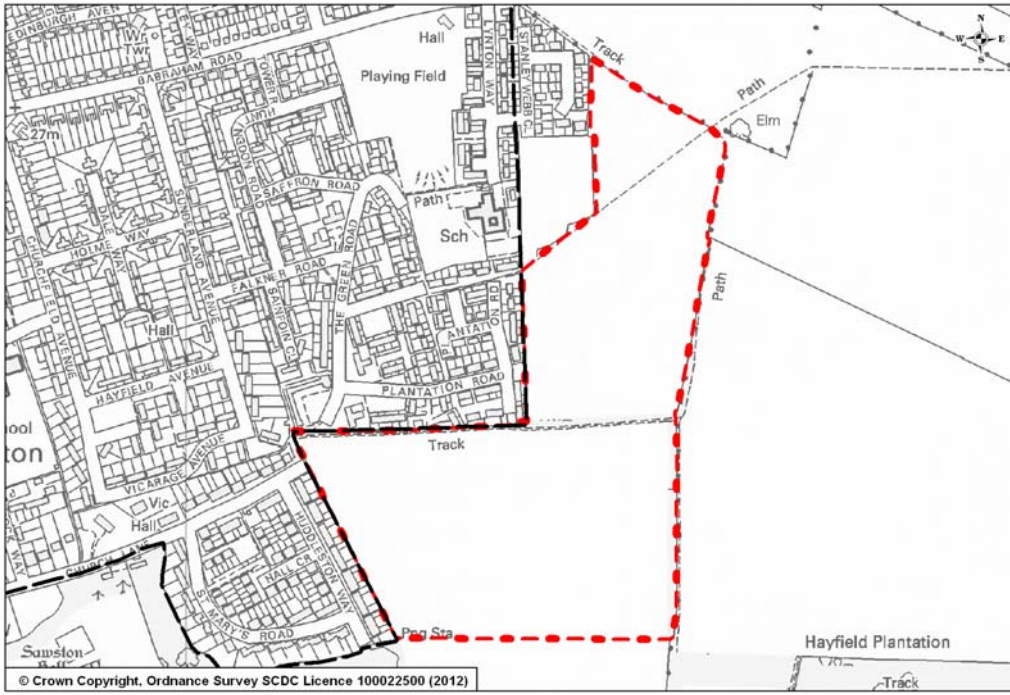


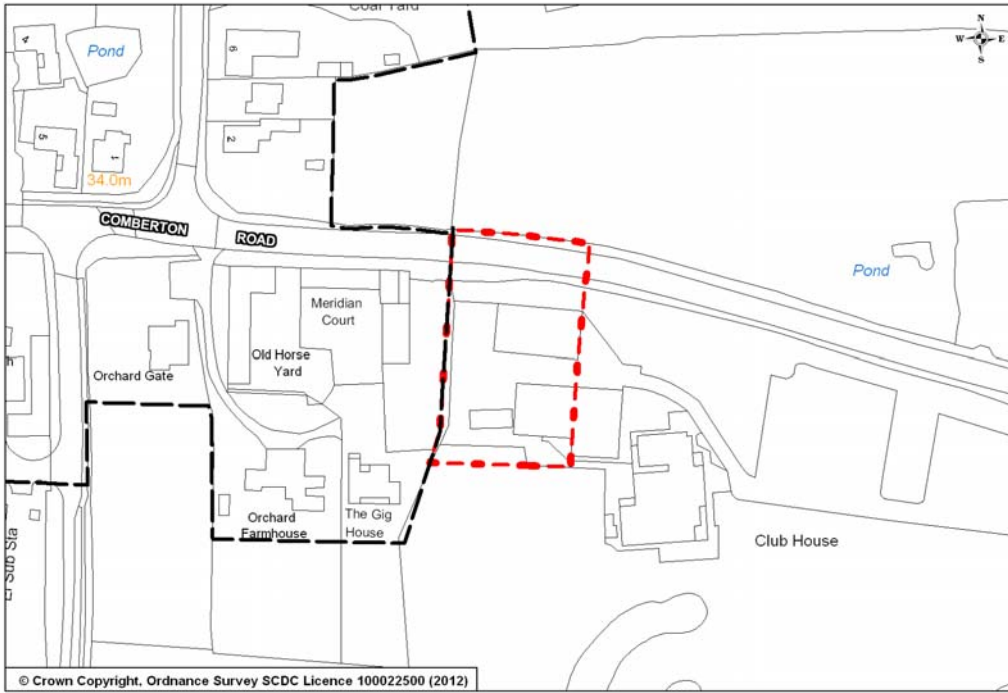
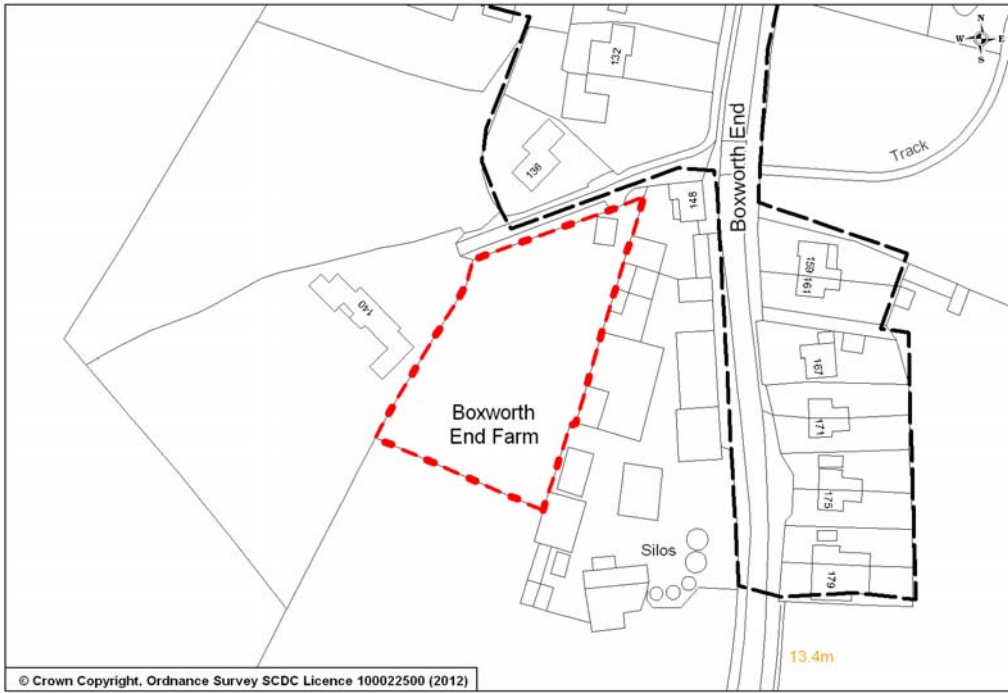


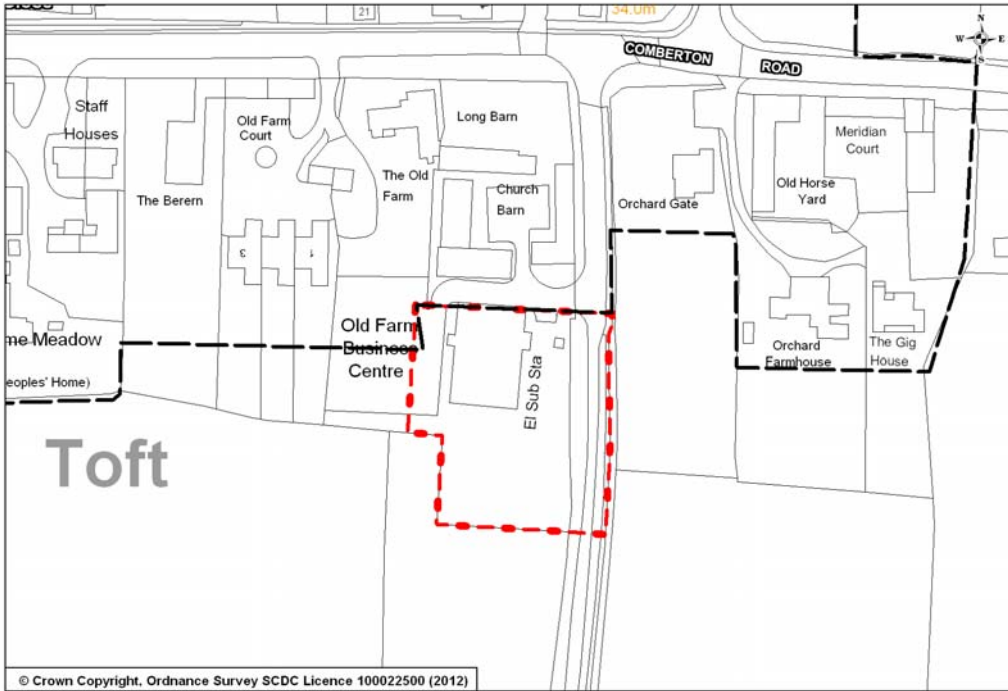
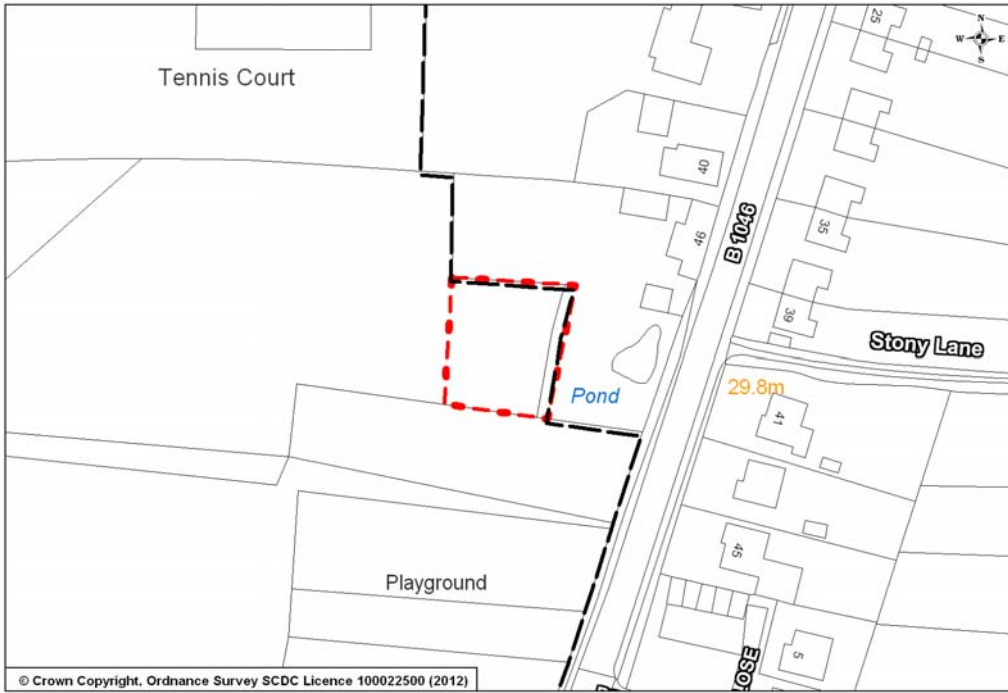


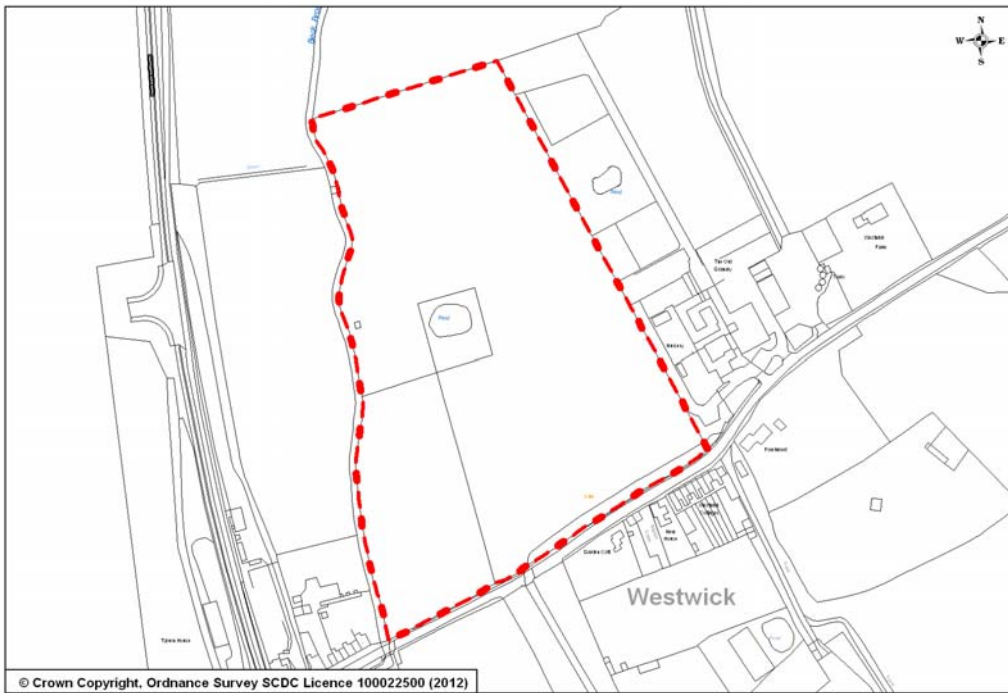
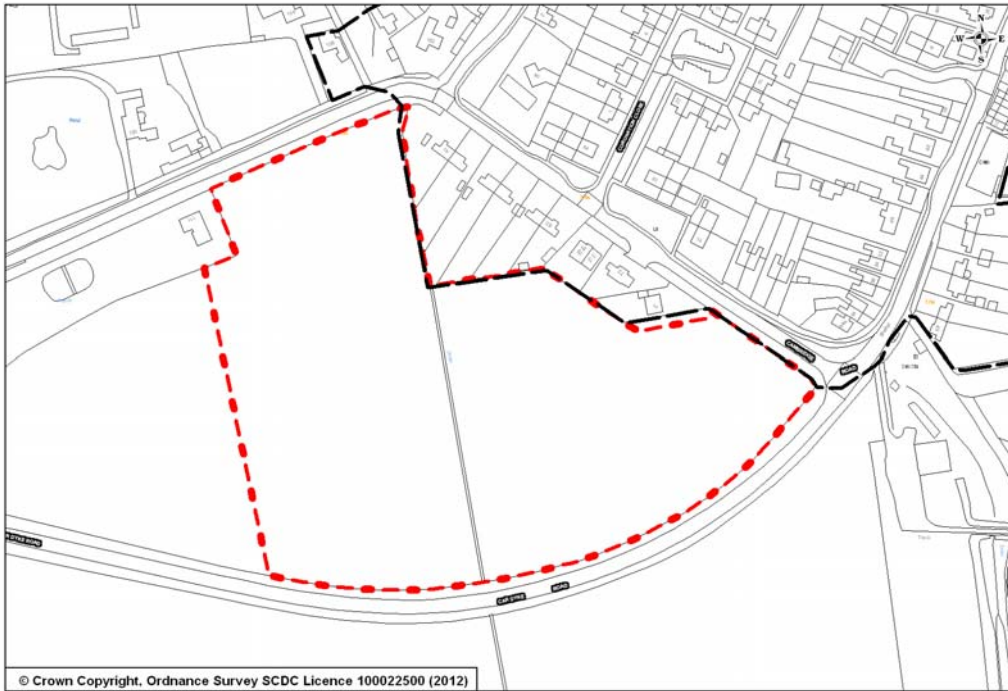


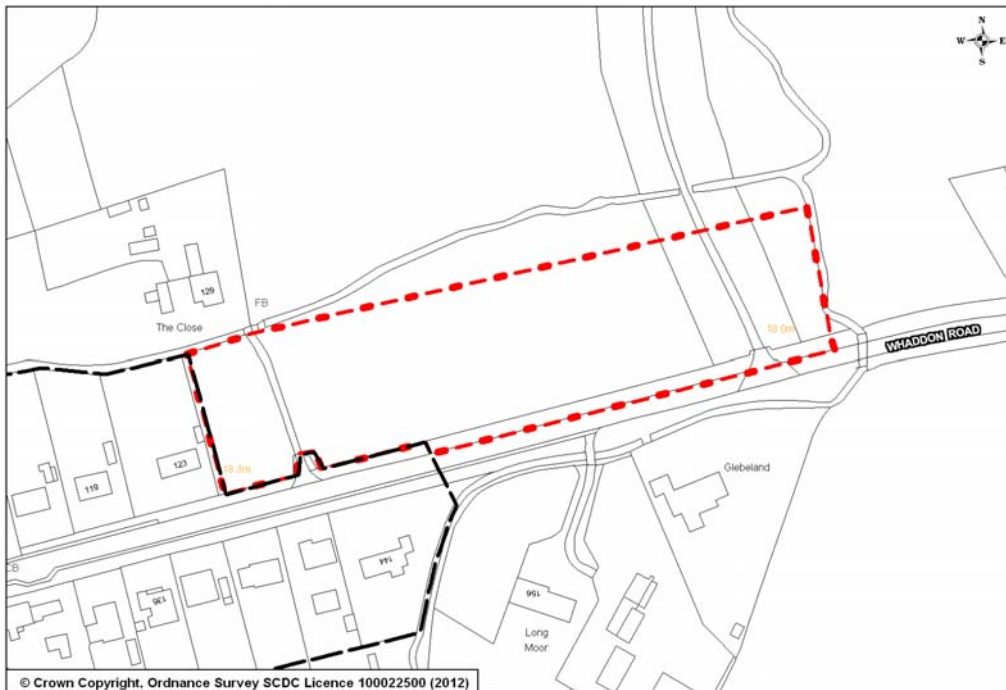
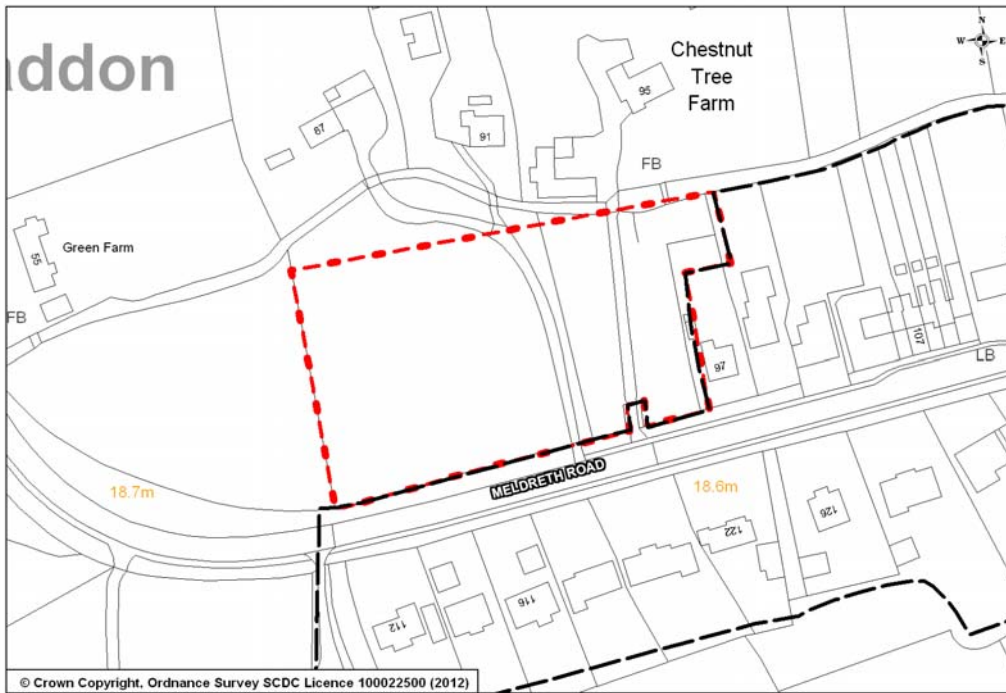


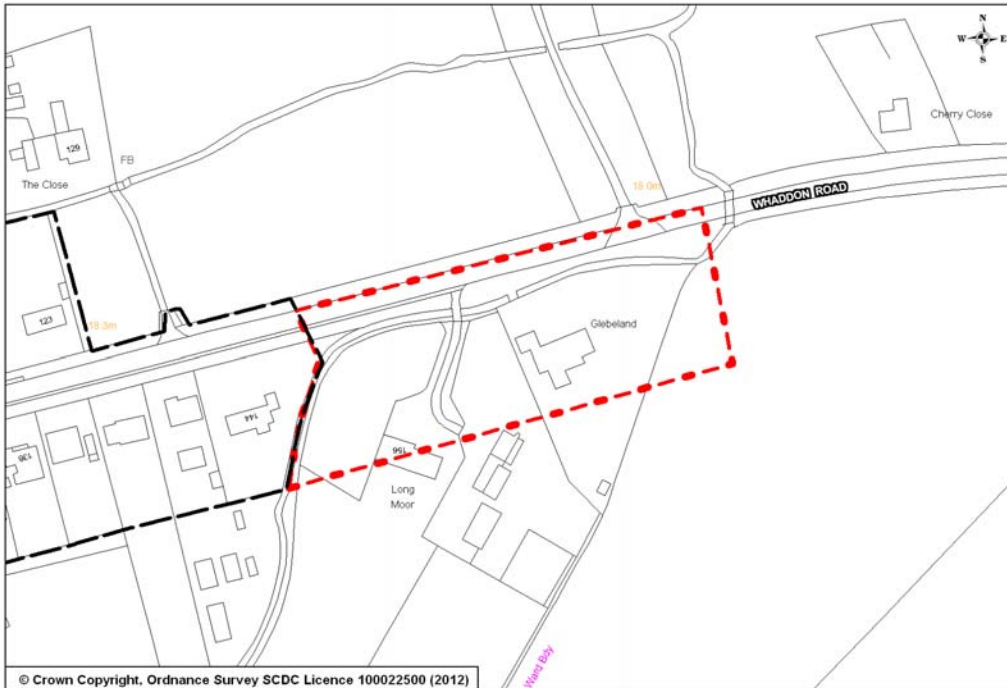












## Appendix 10 Sustainability Appraisal of Community Facilities and Infrastructure Proposals

### Issue 8: Hospice provision

	Land	Waste	Air quality and environmental pollution	Designated sites and protected species	Habitats and species	Access to wildlife and green spaces	Landscape and townscape character	Historic Environment	Good Spaces	Climate Change Mitigation	Climate Change Adaptation	Human health	Crime	Public Openspace	Housing	Inequalities	Services and Facilities	Involvement	Economy	Access to Work	Infrastructure	Sustainable Travel	Transport infrastructure
Issue 8 Hospice Provision	?	~	~	?	?	~	?	?	?	~ ~		+	~ ~		+ ~		+	~ ~		~ ~		~	~

No specific sites are identified, making the impact on many objectives uncertain. Provision could clearly have benefits for the human health objective, and access to services and facilities.

### Issue 9: Residential Moorings on the River Cam

**Site No.** CF1

**Address** Chesterton Fen Road

**Location** Milton (Detached)

**Category of site:** Residential Moorings (proposed by Cam Conservators)

**Site area** 1 ha. in South Cambridgeshire, adjoins further land in Cambridge



<b>THEME</b>	<b>Sustainability Objective</b>	<b>Decision Making Criteria Score</b>		<b>Notes</b>
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed? 0		Greenfield site.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Agricultural land grade 4.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development? 0		
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Envir	Improve air quality and	Will it maintain or improve air quality?	0	

	minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	
		Will it minimise, and where possible address, land contamination? 0		
		Will it protect and where possible enhance the quality of the water environment?	0	Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	River Cam corridor is a County Wildlife Site.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	-	<p>There would be a substantial change of habitat from meadow to open water.</p> <p>The infrastructure needed for moorings and erosion control may lead to limited opportunities for habitat creation</p> <p>There will be negative impacts on existing species, but some potential for improvements to support some species e.g. water voles. The value of the existing meadow, hedge and scrub habitats land would need to be investigated.</p>

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed. Access to the river from Fen Road would probably be improved
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	<p>The land in South Cambridgeshire is in the Green Belt.</p> <p>The area comprises a number of small fields and paddocks along the north bank of river, bordered by trees and hedges.</p> <p>The site contributes to a distinctive green and semi- rural entrance to Cambridge from the north east, as viewed from both Fen Road and from the river towpath. The site forms part of a green corridor and is linked visually with meadows on the south bank of the river.</p> <p>Development would replace these paddocks with water, and could require the removal of trees along the river frontage to provide access. Significant engineering elements such as a bridge or lock may be required, together with supporting infrastructure such as car parking, hard standings, reinforced river banks, waste disposal facilities etc</p> <p>This would have a negative impact on the local landscape character, which would substantially altered. Some mitigation could be applied in the form of planting to reduce these effects.</p>

		<p>Will it maintain and enhance the diversity and distinctiveness of townscape character?</p>	---	<p>A significant area of boat moorings would add to the level of development along the Cam corridor on the edge of Cambridge.</p> <p>Development of this site would be particularly significant to the local character as all existing development to the north and east is set back from the river. Development at the river's edge will extend the urban character out towards Fen Ditton.</p> <p>The Cambridge Local Plan Inspectors Report 1996 noted that the site could provide low key facilities, like water points and rubbish collection, which would minimise the impact.</p>
Avoid damage to areas and sites designated for their historic interest, and protect their settings.		<p>Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?</p>	-	<p>Fen Ditton Conservation Area lies on the south side of the River Cam. Diagonally opposite the site.</p> <p>The development site forms part of a green corridor with meadows within the Fen Ditton Conservation areas. Clear linking views are possible between the site and the Conservation Area. The river corridor in this area appears relatively undeveloped due to trees and planting. Opening up this frontage to deliver a marina would impact on this rural character, the Conservation area and its setting.</p> <p>Area of Iron Age and Saxon inhumations (MCB6756 and 6758) and Roman occupation (MCB6757) found in the area in a former gravel pit (shown on 1st and 2nd ed OS maps). Owing to the presence of burials evidence of further similar remains should be obtained prior to any planning decision in order that an appropriate mitigation strategy can be devised for any potential cemetery or, if remains are deemed to be of national significance, to object to development in this area. A Pre-determination evaluation will be required ahead of any planning determination.</p>

	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? 0		
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Parts of site within flood zone 3. However, a marina would be water compatible development. Appropriate design would be required to ensure development did not increase flood risk off site.
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	

Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?	N/A	
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?	N/A	
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	No additional open space proposed.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	+	Would deliver housing through providing suitable parking for house boats.
		Will it provide for housing for the ageing population?	N/A	

		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
involving the community Inclusive Communities - Redressing inequalities and	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Adjoins the edge of Cambridge.
		Sub-Indicator: Distance to centre	-	1000m to Chesterton, local centre in Cambridge.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	Additional leisure facility, support for tourism.
		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities	Will it redress inequalities?	N/A	

	related to age, disability, gender assignment race, faith, location and income	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Potential to support tourism.



	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	+	Potential to support tourism.
	Will it contribute to providing a range of employment opportunities, in accessible locations?	0	

	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed.
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	
		Sub-indicator: Distance to bus stop / rail station	-	900m to Bus stop on Chesterton High Street.
		Sub-indicator: Frequency of Public Transport	+++	Approximately every 10 minutes.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	Timetabled 12 mins to Cambridge.

		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	3 km as the crow flies to Cambridge.
Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.		Will it provide safe access to the highway network, where there is available capacity?	-	Impact / mitigation on Fen Road would need to be explored in more detail via a Transport Assessment / Travel Plan.
		Will it make the transport network safer for and promote use of non-motorised modes?	?	Impact on Cam Cycle way would need to be appropriately addressed.

### Issue 10: Provision of new burial grounds

	Land	Waste	Air quality and environmental pollution	Designated sites and protected species	Habitats and species	Access to wildlife and green spaces	Landscape and townscape character	Historic Environment	Good Spaces	Climate Change Mitigation	Climate Change Adaptation	Human health	Crime	Public Openspace	Housing	Inequalities	Services and Facilities	Involvement	Economy	Access to Work	Infrastructure	Sustainable Travel	Transport infrastructure
Issue 10 Provision of new burial grounds	?	~	~	?	?	~	?	?	?	~ ~		+	~ ~		~ ~		+	~ ~		~ +		~	~

No specific sites are identified, making the impact on many objectives uncertain, but provision of infrastructure would benefit a number of objectives.

## Appendix 11: Detailed Sustainability Appraisal of Open Space / Recreation Proposals

### Site No. R1

**Address** Land known as Bypass Farm, West of Cottenham Road, Histon.

**Location** Histon

**Category of site:** Open Space / Recreation

**Site area** 4.8 ha.

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
	Minimise waste production and support the reuse and recycling of waste products	Will it protect and enhance the best and most versatile agricultural land?	-	Approximately two thirds of the site is Grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	Located in sand and gravel safeguarding area, Minerals and Waste LDF. Open space unlikely to sterilize minerals reserves.
Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A			
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Recreation and open space would not have significant impact.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
	Will it minimise, and where possible address, land contamination? 0			
	Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone	
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	No designated sites in the vicinity.

	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Site currently agricultural land. Potential for enhancement, such as increased tree planting and areas to promote biodiversity.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity of landscape character?	0	Use as open space could have minimal landscape impacts. There may be opportunities for improvement, such as hedging and tree planting.  Any built development in this open flat landscape could impact on long-distance views, and would need to be carefully sited and landscaped.  The site is located in the Green Belt. The NPPF establishes that provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, may be appropriate development as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	May be opportunities to improve the village edge.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	No heritage designations near to the site.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	

	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided, particularly in the north of the village.
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime? +	+	Site is overlooked by residential development.
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+++	Development of an additional 4 hectares of open space would make a significant difference to a village which is currently under provided against the Council's standards by around 12 hectares for sport and play.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
Inequalities and	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Although located north of the village, the majority of existing provision is located to the south, thus improving accessibility
		Sub-Indicator: Distance to centre		

	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	
	Will improve relations between people from different backgrounds or social groups?	N/A	
Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+	Potential to support additional community activities through recreation.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? 0	
	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills,	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	



	potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	0	
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? 0		
		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	The Citi 8 service stops directly opposite the site, providing a 20 minute frequency service mon-sat, and hourly in Sundays.  A site would improve accessibility to open space to the northern part of Histon.
		Sub-indicator: Distance to bus stop / rail station		
		Sub-indicator: Frequency of Public Transport		
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town		
		Sub-indicator: Distance for cycling to City Centre or Market Town		
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	It is possible to provide safe access onto the B1049.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	

**Site No. R2**

**Address** East of Railway Line, South of Grahams Road, Great Shelford

**Location** Milton

**Category of site:** Open Space / Recreation

**Site area** 3.5 ha.

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	-	Much of the site is Grade 2 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? 0		
		Will it minimise, and where possible address, land contamination? 0		
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No designated sites in the vicinity.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Potential for enhancement, such as increased tree planting and areas to promote biodiversity. There are a number of Tree Preservation Orders located on the site.

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	<p>The land has a countryside parkland character, if grass land with scattered covering of trees. The South Cambridgeshire Village Capacity Study (May 1998) notes the pleasant approach to the village, and that the area forms a village gateway.</p> <p>Development of more formal types of open space, such as pitches, could impact on this character, although the use of the area as informal open space or public access would clearly maintain this character.</p> <p>The site is located in the Green Belt. The NPPF establishes that provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, may be appropriate development as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.</p>
		Will it maintain and enhance the diversity and distinctiveness of townscape character? 0		
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		<p>The area forms the setting for Listed Buildings (32-38 Granhams Road).</p> <p>Changing the character of the area to more formal forms of recreation could impact on this setting, although the use of the area as informal open space would clearly maintain this character.</p>
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided.
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime? +		Site adjoins an area planned for football pitches and a pavilion, near to residential development.
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Great Shelford has a shortage of sport and play provision against the current standards, but is not suitable for such formal provision.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0				
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Given the shortage of existing provision, delivery of additional open space for sport / play would contribute to improving accessibility.
		Sub-Indicator: Distance to centre		
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	

		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+	Potential to support additional community activities through recreation.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? 0		
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A		
	Will it contribute to providing a range of employment opportunities, in accessible locations?	0		
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? 0			

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	The Citi 7 stops 400m from the site on the A1301, providing a 20 minute frequency service mon-sat, and 30 minute frequency on Sundays.
		Sub-indicator: Distance to bus stop / rail station		
		Sub-indicator: Frequency of Public Transport		
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town		
		Sub-indicator: Distance for cycling to City Centre or Market Town		
		Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0 / ---
	Will it make the transport network safer for and promote use of non-motorised modes?	0		

**Site No. R3**

**Address** Grange Field, Church Street

**Location** Great Shelford

**Category of site:** Open Space / Recreation

**Site area** 2.5 ha.

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	Located in sand and gravel safeguarding area, Minerals and Waste LDF. Open space unlikely to sterilize minerals reserves.
Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Recreation and open space would not have significant impact.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination? 0		
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No designated sites in the vicinity.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Site currently agricultural land. Potential for enhancement, such as increased tree planting and areas to promote biodiversity.

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	Site laid to grass, could retain much of its existing character is used for pitches or recreation. It is largely surrounded by trees, and there is residential development to the north.  The site is located in the Green Belt. The NPPF establishes that provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, may be appropriate development as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
		Will it maintain and enhance the diversity and distinctiveness of townscape character? 0		
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)? 0		Within Great Shelford Conservation Area, a number of listed buildings fronting onto Church Street.  The site is identified as important undesignated open space in the Conservation Area Appraisal. The trees between the site and the recreation ground are also identified as important.  Use for open space / pitches would be compatible with the heritage designations, although mitigation such as planting could be necessary. Built forms of development or flood lighting would have much more significant impact, and may not be appropriate.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures? 0		Southern part of site within zone 2 (medium risk), but compatible with open space uses.
		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	



		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided.
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime? +		Site is near to residential development, and adjoins the existing recreation ground.
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+++	Development of an additional 2.5 hectares of open space would make a significant difference to a village which is currently under provided against the Council's standards by around 4 hectares for sport and play.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
Inclusive Communities - Redressing Inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Would deliver additional open space to the village.
		Sub-Indicator: Distance to centre		
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0		
	Will improve relations between people from different backgrounds or social groups?	N/A		
	Redress inequalities	Will it redress inequalities?	N/A	

	related to age, disability, gender assignment race, faith, location and income	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+	Potential to support additional community activities through recreation.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? 0		
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0			
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A	
		Will it contribute to providing a range of employment opportunities, in accessible locations?	0	
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? 0			
	Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A		

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	The Citi 7 service stops around 500m from the site, providing a 20 minute frequency service mon-sat, and 30 minute on Sundays.
		Sub-indicator: Distance to bus stop / rail station		
		Sub-indicator: Frequency of Public Transport		
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town		
		Sub-indicator: Distance for cycling to City Centre or Market Town		
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	Could be utilised as an extension to the existing recreation ground, which already has car parking on Woollards Lane.
Will it make the transport network safer for and promote use of non-motorised modes?		0		

**Site No. R4**

**Address** North of former EDF site, Ely road, Milton

**Location** Milton

**Category of site:** Open Space / Recreation

**Site area** 3.1 ha.

THEME	Sustainability Objective	Decision Making Criteria Score		Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	100% greenfield site.
		Will it use land efficiently?	N/A	
		Will it protect and enhance the best and most versatile agricultural land?	0	Grade 3 agricultural land.
		Will it avoid the sterilisation of economic mineral reserves?		
		Will it minimise the degradation/loss of soils due to new development'?	0	Located in sand and gravel safeguarding area, Minerals and Waste LDF. Open space unlikely to sterilize minerals reserves.
Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Recreation and open space would not have significant impact.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination? 0		
		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No designated sites in the vicinity.
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Potential for enhancement, such as increased tree planting and areas to promote biodiversity.

	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	Existing sports pitches and pavilion planned to the south as part of redevelopment of former EDF site. Use as open space could have minimal landscape impacts. There may be opportunities for improvement, such as hedging and tree planting. Already enclosed by tree belts to north and east. Any scheme would need to consider the impact on the parkland setting to the south, and relationship with the planned development scheme on the former EDF site.  The site is located in the Green Belt. The NPPF establishes that provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, may be appropriate development as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	Need to consider impact on planned development.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	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)?	0	Milton Hall and Church of All Saints are located around 300m to the south west of the site. Milton Conservation Area lies to the south. Land is capable of being used for recreation / open space without having an impact on setting.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	
		Will it promote energy efficiency?	N/A	
		Will it minimise contributions to climate change through sustainable construction practices?	N/A	
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Site within zone 1 (low risk).

		Will it minimise the likely impacts of climate change on the development through appropriate design?	N/A	
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?	N/A	
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided.
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime? +		Site adjoins an area planned for football pitches and a pavilion, near to residential development.
Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+++	Development of an additional 3 hectares of open space would make a significant difference to a village which is currently under provided by around 3.4 hectares against the Council's standards for sports and play space.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	N/A	
		Will it provide for housing for the ageing population?	N/A	
Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0				
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Given the shortage of existing provision, delivery of additional open space for sport / play would contribute to improving accessibility.
		Sub-Indicator: Distance to centre		
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	

		Will improve relations between people from different backgrounds or social groups?	N/A	
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?	N/A	
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+	Potential to support additional community activities through recreation.
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce? 0		
		Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?	N/A	
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? 0		
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage the rural economy and diversification, and support sustainable tourism?	N/A		
	Will it contribute to providing a range of employment opportunities, in accessible locations?	0		
Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure, including broadband? 0			

		Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	The 9 service stops 500m from the site, providing a 30 minute frequency service mon-sat, and no service on Sundays.  A site would improve accessibility to open space to the northern part of Milton.
		Sub-indicator: Distance to bus stop / rail station		
		Sub-indicator: Frequency of Public Transport		
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town		
		Sub-indicator: Distance for cycling to City Centre or Market Town		
		Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0
	Will it make the transport network safer for and promote use of non-motorised modes?	0		



## **Appendix 12: Review of Proposals for Local Green Space, Protected Village Amenity Areas and Important Countryside Frontages**

### **Local Green Space and Protected Village Amenity Areas**

Within the villages of South Cambridgeshire there are undeveloped areas of land that need to be protected from development as they are important to the amenity and character of these rural settlements. In the Council's existing plans such areas that are within villages have been identified as Protected Village Amenity Areas (PVAA). The National Planning Policy Framework (NPPF) introduced a new designation – Local Green Space (LGS) which is for green areas of particular importance to local communities which once designated can prevent new development. In drafting the new South Cambridgeshire Local Plan the Council will need to consider whether to retain the existing policy for PVAAs as well as introducing a new policy for LGSs or whether to have a single policy for protecting open areas from development in villages.

#### **Issues and Options 1 Consultation**

In the Consultation Report the Council included both PVAAs and LGS as issues for which questions were asked. PVAAs (Issue 37) received 99 representations supporting the retention of the existing policy and LGS (Issue 38) had 65 supporting the idea of open spaces being identified as LGS. This included 26 Parish Councils supporting PVAAs and 20 supporting LGSs.

The Council received a limited number of objections to these issues - 3 opposing PVAAs and 2 opposing LGS. These respondents did not agree that both designations should be included in a new Local Plan, considering it unnecessary duplication and that in order to align with the NPPF that LGS should be the policy to have in the new Local Plan. Comments were also made that the LGS is a matter to be determined by each local community and not for the Local Plan to identify.

The consultation also asked whether any existing PVAAs in villages should be removed or any new ones added and if any of the existing PVAAs should be included as LGS. Respondents were also asked to suggest open space that should be identified as LGS. As a result over 20 villages (24?) have either new additional sites or requests for designations to be removed. This amounts to over 100 sites to be assessed.

Before assessing these submitted sites it is important to have a clear idea of the distinctions between PVAAs and LGSs.

#### **Review of PVAA and LGS designation**

PVAAs are designated on land *within* villages in order to safeguard those areas of undeveloped land in villages which are important to retain the village character otherwise the blend of buildings and open space will be lost if such open spaces are developed. The LGS designation was introduced in the NPPF and says that local communities can identify for special protection green areas of particular importance to them which would result in these areas being ruled out for new development other than in very special circumstances. These designations would appear to be very similar in their aims.

Within the NPPF there is clear guidance as to when LGS designations should be used and when such areas should be identified and what their lifetime is. It would seem appropriate to use this to ascertain whether these criteria are the same or different for identifying PVAA.

Criteria for Local Green Space according to the NPPF

1. *Can only be designated when a plan is prepared or reviewed. Must be capable of enduring beyond the end of the plan period* –The forerunner to PVAAs was introduced in the 1993 Local Plan – Protected Frontages where development on land behind the protected frontages would not normally be permitted. PVAAs were first included in the 2004 Local Plan for South Cambridgeshire and there was an opportunity for them to be reviewed when the Local Development Framework was produced when they were included in the Development Control Policies DPD which was adopted 2007. The PVAAs have clearly endured beyond the life of each plan they have appeared in and only been designated when a plan was prepared or reviewed.
2. *By designating land as LGS local communities will be able to rule out new development other than in very special circumstances* – The policy for PVAAs states ‘Development will not be permitted within or adjacent to PVAAs if it would have an adverse impact on the character, amenity, tranquillity or function of the village’. It is only under very special circumstances that it is possible to develop within a PVAA and this is the same as the restrictions placed upon development within LGS.
3. *Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts* – Green Belt policies would not allow development that would impact on the openness of the Green Belt land or conflict with the purposes of including land within the Green Belt. If a similar policy was used for LGS this would be comparable to that already used for PVAAs. The policy for PVAA prevents development that would impact on the reasons why the area was designated in the first place whether it is its character, amenity, tranquillity or function for the village. Only in special circumstances would development be allowed within a PVAA or LGS as is the case for Green Belt areas. Exceptions could be included in a policy for LGS but given that such areas are not intended to be extensive there would only be a limited number of uses that could be allowed on such land. For example limited infilling in villages and limited affordable housing for local community needs; buildings that have a value for community uses; provisions of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries??? – as long as the use preserves the character of the area.
4. *Will not be appropriate for most green areas or open space. Must be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.* – PVAAs have not been identified on every area of open land within the villages of the district and have not been designated to prevent all development within the village frameworks. The character of villages is made up of a blend of buildings and open spaces. Given the pressure for development in the district, the remaining open land within villages is threatened. Some undeveloped land can be built on without harm to the character of the village and can contribute to the full and effective use of land in accordance with national policy, but others are important to maintain the village character and should not be developed. PVAAs have been identified on such land that is particular to protecting the character of a village.
5. *Where the green space is in reasonably close proximity to the community it serves* – As PVAAs are only on land *within* a village this always means that they are close to the village and the community that lives there.
6. *Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife* - PVAAs have a variety of characteristics that make them special and worthy of protection. The character of villages is made up of a blend of buildings and open

spaces and PVAAs play a vital role in preserving this local character. Some PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings and offer tranquil areas where there is minimum activity. For example in Over there was a PVAA which protected views of the listed church. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed. Such areas are often ones that are cherished by the local community and the Council has received representations supporting the policy for retaining the protection of these areas within villages. The requests for additional PVAAs and LGSs have included open space that is used for play areas, allotments and recreation grounds which are of particular importance to their local community; wooded areas and community orchards on the edge of villages which are used by the local community for leisure and valued for their biodiversity. The examples given in the NPPF as reasons for identifying LGS are very similar to those that have been used to identify PVAAs.

7. *Where the green area concerned is local in character and is not an extensive tract of land.* – PVAAs are only designated on areas that protect the special local character of a village and do not cover large areas within a village. They cannot be identified on the edges of villages.

This analysis indicates that the criteria needed to designate LGSs and PVAAs are very similar apart from the fact that PVAAs can only be identified within a village. The assessment of the submitted sites has therefore considered whether all the sites could meet the criteria for both designations i.e. the only difference for PVAAs is the need to be within a village framework. Sites submitted by Parish Councils have been highlighted.

## **Assessment Tables x 2**

Table 1 – Parish Council suggestions for PVAAs and LGS

Table 2 – Other suggestions for PVAAs (including existing ones being challenged) and LGS

**Table 1****Parish Council suggestions PVAAAs and LGS****Question 37B and 38**

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
Bassingbourn	The play area and open space in Elbourn Way	PVAA or LGS	34987; 38285	<p>Open publically accessible land. Located either side of Elbourn Way on eastern edge of village. Need to consider each side of road separately since village framework boundary follows the line of the road.</p> <p>Land north of road is outside village framework so could only be considered for LGS. Recreational value to community since grassy area including formal play equipment.</p> <p>Land south of the road is adjacent to a wooded area and within the village framework. It is open grassland near to housing. Meets criteria for both PVAA and LGS.</p>	<p>Part of site north of Elbourn Way meets test for only LGS.</p> <p>Land south of road meets test for PVAA and LGS.</p>
Bassingbourn	Play area and open space owned by	PVAA	34987	Open publically accessible land adjacent to housing. Recreational value to	Site meets test for PVAA and

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
	the Parish Council in Fortune Way			community since grassy area including formal play equipment on edge of village. Within village framework.  Meets criteria for both PVAA and LGS	LGS
Bassingbourn	75 and 90 Spring Lane; and the junction with the by-way at Ashwell Street.	PVAA or LGS	34987; 34991	Highway and highway verges would not be a suitable candidate for PVAA as such areas could not be considered as 'green space'. Does not have historic significance or recreational value or amenity value to the community. A highway could not be considered a tranquil location.  Site outside of village framework therefore site would not meet criteria for PVAA.  The Council does not consider highway verges as being a local asset suitable for protection by LGS policy.	Site does not meet test for either PVAA or LGS.
Bassingbourn	The Rouses	LGS	34991; 43090	Identified in 'Issues and Options 1' consultation as Site option 39 –amber site. This site consists of an agricultural	The site is currently identified as a potential site option for housing for inclusion in the draft

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				<p>field and the house and garden at 60 Spring Lane. The site adjoins housing to the north, west and east.</p> <p>The site adjoins Ford Wood to the south a Woodland Trust area open to the public. A footpath runs along part of this southern boundary giving access to this rural edge of the village. Willmott Playing Field is to the north and there is to be an extension to the playing fields on land adjoining the site.</p> <p>The site is close to a number of Grade II listed buildings.</p> <p>Site is outside of village framework and therefore could not be considered as PVAA.</p> <p>According to Parish Council this site is valued as a green, tranquil area and footpath is well used. The site in their opinion would be suitable for additional recreation uses located as it is close to the existing recreation ground and to the</p>	<p>Local Plan.</p> <p>The site meets the test for LGS.</p>

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
				local community.	
Cambourne	Land north of School Lane, west of Woodfield Lane	PVAA	42055	This site has the cricket pavilion and a children's play area and therefore it valued as a recreational area by the community. It is located next to an existing PVAA. Within village framework so could be considered as a PVAA.	Site meets test for PVAA and LGS
Cambourne	Land east of Greenbank	PVAA	42055	These are allotments located outside of the village framework of Cambourne and therefore could not be considered as a PVAA. As allotments they have a value to the local community.	Site meets test for only LGS
Cambourne	Land north of School Lane, west of Broad Street	PVAA	42055	This site is an open grassy space with a new trim trial around it. It is located outside of the village framework and therefore could not be considered as a PVAA. It has seating and trees planted within it so is a tranquil area for the local community.	Site meets test for only LGS
Cambourne	Land north of Jeavons Lane, north of Monkfield	PVAA	42055	This is an area of grassland with trees and a pond that is accessible to the public. Having a pond it has a value for	Site meets test for PVAA and LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
	Way			wildlife. It is within the village and adds character. It meets the criteria for being a PVAA.	
Cambourne Land	south of Jeavons Wood Primary School	PVAA	42055	This is a wooded area accessible to the public with a footpath through it. It provides an opportunity for wildlife within an urban area. It is within the village and adds character. It meets the criteria for being a PVAA.	Site meets test for PVAA and LGS
Cambourne	Cambourne Recreation Ground, Back Lane (1)	PVAA	42055	This site is adjacent to the Sports Centre including playing fields. The vast majority of the site is outside of the village framework so could not be considered as a PVAA. As playing fields it has recreational value to the community of Cambourne.	Site meets test for only LGS
Cambourne	Cambourne Recreation Ground, Back Lane (2)	PVAA	42055	Small area of rough grassland within village framework behind the Sports Centre. It is open and accessible to the public.	Site does meets test for PVAA and LGS
Cambourne	Cambourne, land east of Sterling	PVAA	42055	Triangular areas of open space north of the large area of informal open space	Site meets test for PVAA and



<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
	Way			within village framework of Upper Cambourne. It forms part of this larger green informal space separated only by a small road. It has trees planted within it and a piece of public art. It meets the criteria for being a PVAA.	LGS
Cambourne	Land east of Sterling Way, north of Brace Dein	PVAA	42055	This is a large area within the village framework of Upper Cambourne. Provides informal green space for Upper Cambourne having large green area plus play equipment and public art located on it. It meets the criteria for being a PVAA.	Site meets test for PVAA and LGS
Cambourne	Land north of Green Common Farm, west of Broadway	PVAA	42055	Allotments located on the eastern side of Cambourne but outside of the village framework so could not be considered as a PVAA. As allotments they have a value to the local community.	Site meets test for only LGS
Cambourne	Large areas within village and around edge of village	LGS	42057	Large areas particularly around Lower and Upper Cambourne - to the western and eastern extent of the village; thin strip alongside A428 and finger of green around northern roundabout areas entering the village. These are areas of	Sites do meets test for LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				green space which are integral to the masterplan of Cambourne.	
Comberton	As included in Village Plan	LGS / PVAA	44874 – LGS 44873- PVAA	There appear to be no specific sites within the latest Action Plan for the village.	No specific sites to add from Action Plan
Fen Ditton	Linkage of Wicken Fen along disused railway for green access and green corridor	LGS 47337;	47216; 46894; 50550; 47122;  No specific map	The existing green corridor extending from beyond Lode along the disused railway line south of the village and crossing Ditton Meadows to Stourbridge Common –	This corridor not shown on Figure 4 showing Broad Location Options which has other green corridors illustrated including one following the river. (page 41) Fen Ditton general statement appears not to be asking for it to be identified as LGS. – should be green infrastructure item.(Q33B)
Foxton Foxton	Recreation ground	LGS	35920	Recreation ground in the middle of the village outside of the village framework so could not be considered as a PVAA. To the north of the site is a grade I listed church which overlooks the recreation ground with views across the green	Sites meets test for only LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				space to open countryside. Housing overlooks the green space on two sides. The local character of this part of the village would be protected if this area were designated as LGS.	
Foxton	The Green	LGS	35920	Located to the south of the High Street. This is a triangle of green space with trees and seating which offers a tranquil area within the village. There are a number of grade II cottages overlooking the green.	Sites meets test for only LGS
Foxton The	Dovecote meadow	LGS	35920	Within centre of village on the High Street with important countryside frontage identified along its northern boundary to protect views across the site. It is outside of the village framework. The grassy meadow has a dovecot within it which has been restored by the local community. This dovecot has historical significance to the village. The site is being managed to improve its biodiversity. (There is a 25 year lease (2006) from the owners, Cambridgeshire	Sites meets test for only LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				County Council to the Parish.)	
Foxton	The green area on Station Road in front of, and beside, the Press cottages	LGS	35920	This is a wide grass verge following the western side of Station Road. It has some trees within it creating a rural character to this stretch of road. As it is beside a road it would not have a recreational value or be tranquil. It is within the village framework. The Council does not consider that it meets the criteria for either a PVAA or LGS	Site does not meet test for either PVAA or LGS.
Gamlingay	Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath	PVAA 33539		<p>The Parish Council would like to protect the particular settlement pattern that Gamlingay has with its numerous outlying hamlets namely Dennis Green, The Cinques, Mill Hill, Little Heath, The Heath</p> <p>The outlying hamlets are outside of the village framework of Gamlingay and there would need to be extensive coverage of LGS if it were to be used to protect the special local character of Gamlingay and its hamlets. Neither</p>	Site does not meet test for either PVAA and LGS

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
				designation is appropriate	
Great Abington	Current Allotments on site put forward for housing to south of Linton Rd.	LGS	37006	Parish Council suggestion that if land is used for housing site then current allotments should be preserved and in addition a community orchard developed to create a buffer..	As the housing site has not been put forward for inclusion in the Local Plan the allotments have not been specifically preserved.
Great Shelford	Grange field in Church Street	LGS  Also identified in Q90B as potential open space areas	41024	The site is adjacent to the recreation ground separated from it be a belt of trees. It consists of open grassland that is within the Green Belt and outside of the village framework.  It does not appear to have any distinguishing features to it to be identified as PVAA or LGS.  The Parish Council has also put this site forward as open space to be allocated in the Local Plan.	Site does not meet test for either PVAA or LGS.
Great Shelford	Land between Rectory Farm and 26 Church Street	LGS  Also identified in Q90B as	41024	This is the eastern part of an area of grassland north of Church Street adjacent to farm buildings relating to Rectory Farm. There are a few well-	Site meets test for LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
		potential open space areas		<p>established trees near the southern boundary. This is an attractive area fronting onto Church Street creating a rural feel to this part of the village. The site is within the Green Belt and outside of the village framework.</p> <p>It is adjacent to an existing PVAA to the east relating to part of the setting of the local parish church which is grade I listed and a grade II listed building whose grounds adjoins the site to the east. There is also PVAA to the west and south of the site.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan but is considered more appropriate under this policy as is not recreation open space.</p>	
Great Shelford	Field to the east of the railway line on the southern side of Granhams Road.	LGS  Also identified in Q90B as	41024	This is an area of open countryside adjacent to the railway line divided from north to south by a hedge line with trees. The site is within the Cambridge Southern Fringe Area Action Plan. -	Site does not meet test for either PVAA or LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
		potential open space areas		<p>CSF/5 Landscape, Biodiversity, Recreation and Public Access.</p> <p>It does not appear to have any distinguishing features to it to be identified as PVAA or LGS.</p> <p>The Parish Council has also put this site forward as open space to be allocated in the Local Plan.</p>	
Haslingfield Wellhouse	Meadow	LGS	43245 Map	This is an area of open space within the centre of Haslingfield which is already within a PVAA. The Parish Council has planted an orchard with local varieties of fruit trees. A wildflower meadow is being established close to the orchard. The site is valued by the local community.	The site is already within a PVAA and meets the test for LGS.
Haslingfield Recreation	Ground	LGS	43245 Map	This site is the recreation ground for the village which is located on the eastern edge of Haslingfield outside of the village framework. The site is within the Green Belt. It has a recreational value to the community. The Parish Council is creating a wild area on the site to	Site meets test for only LGS

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
				improve biodiversity.	
Haslingfield	Byron's Pool	LGS	43245	This site is a Local Nature Reserve. It is some distance from the nearest village and therefore not close to the local community. It has wildlife value which is of interest to the wider district community rather than a local one.	Site does not meet test for either PVAA or LGS.
Litlington	Recreation Ground,	LGS	37612	Located outside of the village framework south of South Street. There is an important countryside frontage along the northern side of the site protecting the views looking south over the recreation area.  As a recreation area this has value to the local community.	Site meets test for only LGS
Litlington	Village Green	LGS	37612	This is a large triangle of green space with trees and seating with views out over open countryside to the south. This view is protected by an important countryside frontage. It is a place for informal recreation and having a quiet place to sit and look at the countryside.	Site does meet test for both PVAA and LGS.



Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				The site is within the village framework. Middle Street separates this site from an existing large PVAA within the village.	
Litlington	St Peter's Hill	LGS	37612	This is an area of green within the centre of the village with some trees. It has a telephone box and a listed building which was formerly the village lockup so has historical interest to the local community.	Site does meet test for both PVAA and LGS.
Little Abington	Scout Campsite, Church Lane	PVAA or LGS	41780; 41777	<p>This site is to the south of Little Abington. There is a scout hut and extensive open land – a mix of grassland and trees stretching southwards to the River Granta. The site is private but used by local scouts so has an amenity value for the village.</p> <p>The wooded character of the site by the river provides a tranquil beauty spot with wildlife value for the local community.</p> <p>The vast majority of the site is outside of the village framework and therefore could not be considered as a PVAA</p>	<p>The site has been proposed as a housing site during the Issues and Options Consultation.</p> <p>Site meets test for only LGS.</p>

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
				The site had been put forward as a potential site for housing during the 'Issues and Options 1' consultation.	
Little Abington	Bowling Green, High Street	PVAA or LGS	41780; 41777	The bowling green is located outside of the village framework and therefore cannot be considered as a PVAA.  It has a recreational value for the local community.	Site meets test for only LGS
Milton	Field opposite Tesco beside Jane Coston Bridge	LGS 32408;	36323	Triangle of land on the edge of Milton adjacent to the A14. Land is within Green Belt. It is outside of the village framework. It is not close to the community to which it serves being beyond the industrial park area and Tesco supermarket.	Site does not meet test for either PVAA or LGS.
Papworth Everard	Wood behind Pendragon Hill	LGS	33606	Well established woodland area surrounded by housing which would have wildlife value. It is within the village framework. Appears to be an enclosed site. It brings local character to this part of Papworth.	Site does meet test for either PVAA or LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
Over Station	Road/Turn Lane	Previous PVAA	38568	<p>The site is within the village framework and was previously identified as a PVAA. The Parish Council are requesting that it be reinstated as a PVAA.</p> <p>The views across the site towards the listed church would be protected if the site were to be designated as a PVAA or LGS.</p>	Site meets test for PVAA and LGS
Over Willingham	Road/west of Mill Road	PVAA	38568	<p>This site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The site is a field on the edge of Over with open countryside to the east across Mill Road and housing to the west and south and beyond Willingham Road to the north. The field is a pocket of undeveloped land.</p>	Site meets test for only LGS
Pampisford	The Spinney adjacent to 81 Brewery Road.	PVAA 35562		<p>This area of woodland is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is within the Green Belt and there is an</p>	Site does meets test for LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				<p>existing important countryside frontage looking southwards from Brewery Road over the site. This stretch of road has a rural character and the woodland is well established and enclosed. It creates a distinctive entrance to the west side of the village.</p> <p>It has value for wildlife. It appears to be private with no access from public footpaths.</p>	
Papworth Everard	Pendragon Primary School Playing fields	LGS	33606	These are the playing fields associated with the primary school and are already within a PVAA. The area has a recreational value to the local community.	The site is already within a PVAA and meets the test for LGS.
Papworth Everard	Village playing fields and wood at Wood Lane	LGS	33606	This area is already within a PVAA and as playing fields has a recreational value to the local community. The woodland will have wildlife value.	The site is already within a PVAA and meets the test for LGS.
Papworth Everard	Baron's Way Wood	LGS	33606	A long strip of woodland following behind properties in Baron's Way. It has wildlife value. It adds to the rural character of the village. The entire site is within the	Site meets test for PVAA and LGS.

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
				village framework.	
Papworth Everard	Rectory Woods	LGS	33606	An area of woodland part within and part outside of the village framework on the eastern edge of the village west of Chequers Lane and south of Old Pinewood Way. The woodland adjoins the Baron's Way Wood and has wildlife value and is part of a larger expanse of woodland to the south. There is public access and provides a tranquil location on the edge of residential areas.	Site meets test for only LGS
Papworth Everard	Jubilee Green	LGS	33606	This is a grassy area within the centre of Papworth with some trees along the edge. It has value to local community as being a green space in the centre of the village.	Site meets test for PVAA and LGS
Papworth Everard	Meadow at west end of Church Lane	LGS	33606	This is grassland outside of the village framework. St Peter's Church is to the south overlooking this area but screened by trees. This has value to local community.	Site meets test for only LGS

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Council Recommendation</b>
Papworth Everard	Papworth Hall/ Papworth hospital grounds , South Park and woods at South Park	LGS	33606	This area is already within a PVAA.	The site is already within a PVAA and meets the test for LGS.
Papworth Everard	Summer's Hills open space	LGS	33606	Open space sloping up from bypass on the western side of village adjacent to the new housing development of Summer's Hill. This is an extensive area of open space outside of the village framework. The guidance in the NPPF does not support the identification of extensive areas of open space as LGS.	Site does not meet test for either PVAA or LGS.
Steeple Morden	The Recreation Ground, Hay Street	PVAA /LGS	38649; 38654	This site is located outside of the village framework and therefore cannot be considered as a PVAA.  The site is the local recreation ground consisting of grass playing fields with trees around the edge. It has recreational value for the local community.  Two listed properties on the east side of	Site meets test for only LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				Hay Street overlook the site.	
Steeple Morden	The Ransom Strip, Craft Way	PVAA/ LGS	38649; 38654	<p>This site is located outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is a field with well-established area of trees at the western end of the site. This section of the site is within the Steeple Morden Conservation Area.</p> <p>There appears not to be public access to the site. To the south of the site are residential houses in Craft Way. A grade II listed building overlooks the site to the west.</p>	Site does meet test for LGS.
Steeple Morden	The Cowslip Meadow	PVAA /LGS	38649; 38654	<p>This site is located outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is a field to the west of the recreation ground which is rough grassland. Its name implies it has cowslips upon in so would have biodiversity value. Place of beauty at cowslip time. Of local</p>	Site meets test for only LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				importance to the community.	
Steeple Morden	Whiteponds Wood	LGS	38654	<p>This woodland is in the ownership with the Woodland Trust. Public footpaths from the village lead to the wood making it accessible to the local community.</p> <p>Beyond village framework west of the Recreation Ground and Cowslip Meadow. The site has wildlife interest offering a tranquil location outside of the village.</p>	Site meets test for only LGS
Steeple Morden	Tween Town Wood	LGS	38654	This wood is in the ownership with the Woodland Trust and is located to the north of the village well outside village framework. There are no public footpaths from the village and it is not in the Council's judgement reasonably close to the community it serves.	Site does not meet test for either PVAA or LGS.
Toft	Home Meadow,	LGS /PVAA	45129; 43074;	This is the site of a residential care home within Toft which is set in grounds. The site is privately owned and therefore not accessible to the public. It would not be appropriate to identify this site as a PVAA	Site does not meet test for either PVAA or LGS.



Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				or LGS as this form of designation is not intended to protect such properties.	
Toft The	Recreation Ground	LGS /PVAA	45129; 43074	<p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It is an area of grassland, the recreation ground for Toft and therefore has a recreational value for the village.</p>	Site meets test for only LGS.
Toft	Land adjacent to 6 High Street	LGS/ PVAA	45129; 43074	<p>Area of land at junction of High Street with Mill Lane and Comberton Road forming a small green with seating around a tree. Accessible to the public. Site is within the village framework and could be considered as a PVAA.</p>	Site meets test for PVAA and LGS

**Table 2****Protected Village Amenity Areas & Local Green Space****Suggested by other than Parish Councils****Question 37B and 38**

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos.</b>	<b>Council Assessment</b>	<b>Recommendation</b>
Bassingbourn	Land between Spring Lane and South End	PVAA or LGS	38269; 38285	<p>This site is on the southern edge of the village outside of the village framework and therefore could not be considered as a PVAA.</p> <p>The site is part of an arable field with no distinguishing features from adjoining countryside. It is adjacent to Ford Wood - Woodland Trust woodland accessible to the public.</p> <p>Unlikely to be a site valued by the local community except in being open undeveloped field on edge of village.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p>	Site does not meet test for either PVAA or LGS.

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos.</b>	<b>Council Assessment</b>	<b>Recommendation</b>
Bassingbourn	Recreation Ground – Wilmott Playing Field	LGS	38285	This is the recreation ground within Bassingbourn village which is already a PVAA. It has recreational value to the local community.	The site is already within a PVAA and meets the test for LGS.
Caldecote	Recreation sports field off Furlong Way	PVAA or LGS	45128	The sports field is located on the western edge of the village outside of the village framework and therefore could not be considered as a PVAA.  It has recreational value to the local community.	Site meets test for only LGS
Coton Coton	nature reserve	LGS	35353	This is a site that is a nature reserve and therefore already has a policy protecting it from development. Its wildlife interest will meet the wider needs of the district rather than for the local community in particular.	Site does not meet test for either PVAA or LGS.
Cottenham	All Saints Church	LGS	37769	This area is around the church with its associated setting. It is within the Conservation Area. It therefore has historic value for the local community.	Site meets test for PVAA and LGS
Cottenham	Old Recreation	LGS	37769	This is an area of open space on the north-	Site meets test for

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos.</b>	<b>Council Assessment</b>	<b>Recommendation</b>
	Ground			western edge of Cottenham. It is open to the public for informal recreation.	only LGS
Cottenham Moat		LGS	37769/ 40507	The site includes a scheduled ancient monument which is a moat with surrounding green space. This has historic interest and the green space provides a setting to the moat. There is access to the open space and housing all around the site.	Site meets test for PVAA and LGS
Cottenham	Broad Lane - High Street Junction	LGS 37769/	40507	This is a triangle of grass at a road junction. It is within the village framework and Conservation Area. It has a number of well-established trees and some seating. It provides a pocket of green space within a urban setting.	Site meets test for PVAA and LGS
Cottenham	Land at Victory Way	LGS 37769/	40507	This is a large area of grass in the middle of a housing estate. There are a few trees at each end. It provides a valuable area of informal open space and has recreational value for the local community.	Site meets test for PVAA and LGS
Cottenham Recreation	Ground and	LGS 37769/	40507	This is an extensive area of open space which includes the village recreation ground with pitches for football and cricket, plus a bowling	Site meets test for LGS only

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
	Playing Fields			<p>green as well as allotments. It has a variety of uses which are of value to the local community. It is outside of the village framework.</p> <p>It is an extensive area which would not follow the guidance in the NPPF for designating LGS.</p>	
Cottenham	Cemetery , Lamb Lane	LGS 37769/	40507	This is a cemetery with some trees on the northern boundary. It could provide a haven for wildlife and be a tranquil place.	Site meets test for PVAA and LGS
Cottenham Orchard	Close	LGS	37769/40507	This is a grassy area in the middle of a housing estate. There are some trees and scrubs planted within the green space. Car parking spaces have been designed into the space (assuming it was originally oval). It provides an area of grass for informal recreation within this residential area.	Site meets test for PVAA and LGS
Cottenham Coolidge	Gardens	LGS	37769/40507	This is a large green space scattered with trees within a residential area. It has a meadow like atmosphere which adds to the character of this part of the village. It is within the Conservation Area.	Site meets test for PVAA and LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
Cottenham	South of Brenda Gautry Way	LGS 37769/	40507	This is a strip of woodland that follows the village framework boundary and the rear of housing on the edge of Cottenham. The strip is within the village. It forms a distinctive edge to this part of Cottenham and has value for wildlife as well as for informal recreation.	Site meets test for PVAA and LGS
Cottenham West	of Sovereign Way	LGS 37769/	40507	This area of woodland links with the strip of green space south of Brenda Gautry Way. It creates a distinctive character to this part of Cottenham and has value for wildlife and for informal recreation.	Site meets test for PVAA and LGS
Cottenham Morgans	1	LGS 37769/	40507	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA	The site is already within a PVAA and meets the test for LGS.
Cottenham Morgans	2	LGS	37769/ 40507	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA	The site is already within a PVAA and meets the test for LGS.
Cottenham Morgans	3	LGS	37769/ 40507	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This	The site is already within a PVAA and meets the test for

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				area is already a PVAA	LGS.
Cottenham Morgans	4	LGS	37769/ 40507	These are areas of open space at the entrance to the village college. They provide a setting to this entrance with well established trees. This area is already a PVAA	The site is already within a PVAA and meets the test for LGS.
Cottenham The	Green	LGS	37769/ 40507	This is a large triangle of green space within the village which has well established trees across it. It is already identified as a PVAA.	The site is already within a PVAA and meets the test for LGS.
Cottenham Playing	Fields	LGS	37769/ 40507	These are the playing fields associated with Cottenham Village College. They are within the Green Belt. They have recreational value to the local community.	Site meets test for LGS only
Cottenham	Dunstall Field	LGS	40507	This site is a field on the edge of the village within the village framework. It has value to the local community for informal recreation.	Site meets test for PVAA and LGS
Duxford	End of Manger's Lane	Existing PVAA	43658	Site is within the village framework adjacent to Duxford Primary school and playing fields. Is within Conservation Area. Appears not to be accessible to the public. Fields with trees can be seen from Green St to the east. Enclosed	This should be retained as a PVAA. It meets the test for a LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				<p>area with well-established trees which adds to the character of this part of the village.</p> <p>Respondent states that within the site lie two derelict former barns which are beyond functional use. Entire site has overgrown and has unkempt appearance which detracts from character and appearance of PVAA and wider Conservation Area. No longer satisfies the set criteria for PVAAs.</p>	
Fulbourn	Small parcel of land between the Townley Hall at the Fulbourn Centre and the access road to the same, and fronting Home End	PVAA or LGS	41550; 46585; 47517; 41401; 36475; 41431; 41302; 41319; 41659; 42920; 44418; 44186; 42743; 42186; 43130; 41287; 41354; 41371; 42888; 33903; 41068; 35453; 35469; 34905; 41335; 35279; 43372; 43453; 44099; 43393; 39455; 42250;	<p>The site is on the eastern edge of Fulbourn. It is adjacent to the village hall, recreation ground and scout hut. The site comprises of a grass field bounded by hedge / post and rail fencing. It is within the Green Belt.</p> <p>The site was submitted during the Call for Sites as part of the SHLAA as a positional site for housing. (Site 214) It was assessed and rejected as having no development potential.</p> <p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The respondents have stated that the site is</p>	Site meets test for only LGS



Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
			41551; 46586; 47518; 41402; 36477; 41432; 41304; 41320; 41660; 42922; 44419; 44187; 42744; 42187; 43131; 41288; 41355; 41372; 42889; 33904; 41071; 35454; 35470; 34932; 41336; 35280; 43373; 43454; 44100; 43394; 39458; 42251;	important to visual amenity and character of this part of Fulbourn Conservation Area with its links to the recreation ground and the wider countryside beyond. Its development would have an adverse impact by removing the open element of the road that brings the positive green, rural feel into the village streetscape.	
Fulbourn	The field between Cox's Drove, Cow Lane and the railway line - as well as the associated low-lying area on Cow Lane adjacent to the Horse Pond.	PVAA or LGS	39455; 39458; 39459  Map with 39459	The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. The site comprises of two enclosed fields and is adjacent to Green Belt land.  This site was submitted during the Call for Sites as part of the SHLAA (Site 162). The site was assessed and was found to have limited	Site meets test for only LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				<p>development opportunities.</p> <p>Two existing PVAAs adjoin the southern boundary one of which includes the Horse Pond.</p> <p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>The respondents have stated that the area is used by many residents for recreation, dog walking, toddler walking etc. and is a green space that is widely used and appreciated.</p>	
Fulbourn Two	fields between Fulbourn Old Drift, Hinton Road and Cambridge Road.	PVAA or LGS	39455; 41317 (LGS)  Map with rep 41317	<p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The respondent has stated that these fields are presently the only barrier between Fulbourn and the continuing spread of Cambridge. It seems that Green Belt status is insufficient to protect land, so extra protections applied to that visibly important parcel of land would be</p>	Site does not meets test for either PVAA or LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				greatly appreciated.	
Fulbourn	Land between Ida Darwin site and Teversham Road	PVAA or LGS	39455	<p>The site is outside of the village framework and therefore cannot be considered as a PVAA.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The respondent has stated that applying the same protections to land between the Ida Darwin site and Teversham Road would stop the connection of Cambridge to Fulbourn the other side of the railway line.</p>	Site does not meets test for either PVAA or LGS
Gamlingay	Lupin Field	LGS	40376  33539( Parish Council rep that mentions this area)	<p>A large rough grassy area with well-established trees along north-eastern edge beside Greenacres. It would have some wildlife values. It is on the western edge of Gamlingay village outside of the village framework.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS.</p> <p>The Parish Council has mentioned this field in their submission relating to wanting to preserve the special character Gamlingay has with its</p>	Site does not meet test for either PVAA or LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				<p>nearby hamlets. (Representation no.33539)</p> <p>According to the respondent this area is demonstrably special to the village.</p>	
Great Abington	Central grassed amenity area in the middle of Magna Close	LGS	46435	This is an expansive of grassland in the middle of a residential area in Great Abington. It is already identified as a PVAA It has some trees and a goalpost so has a recreational value for the local community.	The site is already within a PVAA and meets the test for LGS.
Great Eversden	Field between Walnut Tree Cottage and the Homestead, Church Street	LGS	40397	<p>This site is a field north of Church Street on the eastern edge of the village outside of the village framework. It is within the Green Belt.</p> <p>It does not appear to have any distinguishing features to it to be identified as LGS being part of the wider countryside between Great and Little Eversden.</p> <p>The respondent considers that by identifying this field as LGS it would preserve the character of that part of the village which represents an increasingly rare and unspoilt heritage asset in this district.</p>	Site does not meet test for either PVAA or LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
Guilden Morden	36 Dubbs Knoll Road	Existing PVAA	42101	<p>The PVAA is an extensive area of farmland within the heart of Guilden Morden.</p> <p>The boundary of the existing PVAA includes the rear garden of 36 Dubbs Knoll Road but excludes the gardens of adjoining properties to the north and south. A revised boundary removing the garden would be acceptable. Given the extensive nature of the PVAA the exclusion of the garden would not detract for the reasoning why the PVAA has been designated.</p>	Revise the boundary of the PVAA to exclude the garden of 36 Dubbs Knoll Road.
Ickleton	Part of Back Lane	PVAA /LGS	39681; 39735 Map with 39681	<p>The site is on the edge of Ickleton and is a public footpath to the recreation ground and wider countryside. It provides access to the rear of some properties in Abbey Street. It does not have an amenity value other than providing access to the recreation ground. Would not be a location to enjoy tranquillity within the village or have recreational value.</p> <p>It does not therefore meet the criteria for being designated as a PVAA.</p> <p>The respondent has indicated that Back Lane</p>	Site does not meet test for either PVAA or LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				is a public footpath/ bridleway similar to a green lane and provides a safe route for children, adults and dog walkers to the recreation ground, village hall and village shop and, in the opposite direction, to Coploe Hill and a popular walk into open countryside. The path goes back to at least medieval times and is highly valued by villagers	
LGS Ickleton		Village green - opposite the Church	39735 Map of village green	This is a triangle of grassland with some trees and the village war memorial on it. The parish church overlooks the green from the north of the site. It provides a tranquil location for the memorial and has historical value for the local community.	Site meets test for PVAA and LGS
Little Abington	Meadow, surrounded by residential development and Bancroft Farm.	Existing PVAA	47016	<p>The site was submitted during the Call for Sites for the SHLAA (Sites 28 and 29)</p> <p>The site is within the heart of the village and comprises of a field and on its western side are the former farm buildings which were part of Bancroft Farm. To the north, east and south the site is enclosed by residential.</p> <p>When assessed as a housing site it was</p>	This should be retained as a PVAA. It meets the test for a LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				<p>concluded that the site has no development potential.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</p> <p>The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of Little Abington. It continues to meet the criteria needed to be retained as a PVAA.</p>	
Milton	Long strip beside Fen Road, Milton on the left including trees and grazing.	LGS 36323		This is a strip of woodland and farmland following the north side of Fen Road. There is no public access to the land. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS.	Site does not meet test for either PVAA or LGS.

<b>Village</b>	<b>Site Location /Address</b>	<b>Proposed PVAA and/ or Local Green Space?</b>	<b>Rep nos.</b>	<b>Council Assessment</b>	<b>Recommendation</b>
Milton	Spinney running perpendicular to Fen Road to the North.	LGS 36323		This is a well-established belt of trees running northwards from Fen Road. It is not accessible to the public. It creates a rural character to this side of Milton but it does not appear to have any distinguishing features for it to be identified as LGS.	Site does not meet test for either PVAA or LGS.
Over	Land to rear of The Lanes	Existing PVAA	40607	<p>The site is a green space surrounded to north, east and south by residential. It provides an amenity for this part of Over.</p> <p>The identification of this area as a PVAA protects this undeveloped land and preserves the special local character of this part of Over. It continues to meet the criteria needed to be retained as a PVAA.</p>	This should be retained as a PVAA. It meets the test for a LGS.
Sawston Challis	Garden, Mill Lane	PVAA	42313	The site is an area of private woodland adjacent to the recreation ground within Sawston. It is within the Green Belt but outside of the Conservation Area. There is a dense cover of trees which is likely to have a high wildlife value. The site is enclosed but creates an important area of green within the village giving a wooded edge to the recreation	Site meets test for PVAA and LGS



Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
				ground.	
Sawston Orchard	Park, Tannery Road	LGS	42314	<p>This is an extensive area of green space within Sawston and is adjacent to a large allotment area. The whole site is already a PVAA. It provides a variety of uses for the local community- a large informal open space with play equipment. There are some trees scattered over the site which will add to the richness of the wildlife. Given its size it can offer areas of tranquillity.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p>	The site is already within a PVAA and meets the test for LGS.
Sawston Mill	Lane Recreations Ground	LGS	42314	<p>The site is the recreational ground for the village and as such has recreational value for the local community. It is already a PVAA.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p>	The site is already within a PVAA and meets the test for LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
Sawston Spicer's	Playing Field	LGS	42314	<p>This is an area of playing fields adjacent to Sawston Community College and as such has recreational value for the local community. They are already identified as PVAA.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p>	The site is already within a PVAA and meets the test for LGS.
Sawston Lynton	Way Recreation Ground	LGS	42314	<p>These are playing fields within the village of Sawston and as such offer recreational value to the local community. They are already identified as PVAA.</p> <p>The respondent has stated that the land is under the control of the parish council and not at any risk, but the principle is supported for LGS.</p>	The site is already within a PVAA and meets the test for LGS.
Sawston Bellbird	School Playing Field	LGS	42314	These are playing fields associated with the local primary school and as such offer recreational value to the local community. The site is already a PVAA.	The site is already within a PVAA and meets the test for LGS.
Sawston The	Spike	PVAA	42313; 42314	This is an area of allotments which have an	The site is already

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
		/LGS		amenity value to the local community. Site is already within a PVAA.	within a PVAA and meets the test for LGS.
Sawston	Millennium Copse	LGS	50764	Strip of green space north of Tannery Road. There are a number of young trees growing on the site – planted for millennium? This is already within a PVAA. As the trees grow there will be increased biodiversity value for the local community. The site appears to be enclosed behind hedges.	The site is already within a PVAA and meets the test for LGS.
Sawston Spike	Playing Field – open space at the end of South Terrace	LGS	50764	This is an area of green space on the southern edge of Sawston outside of the village framework. The site is surrounded by well-established hedges and has housing to the north and east; and commercial uses to the south. It provides a pocket of green open space between urban uses. It has value for the local community for informal recreation.	Site meets test for only LGS
Wandlebury W	Wandlebury Country Park		35353	The Country Park meets the wider needs of the district rather than for the local community in particular. It would not therefore be appropriate to identify this area as a LGS.	Site does not meet test for either PVAA or LGS.

## **Important Countryside Frontages**

In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire villages or separates two parts of built-up areas. These areas have been identified in existing plans to show that the frontage and the open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

The existing Important Countryside Frontages policy has successfully protected these views and an issue raised in the 2012 Issues and Options consultation was whether to retain the existing policy and where existing ICFs should be removed or any new ones should be identified.

The Council has received much support for retaining the existing policy – 90 supporting representations including support from 21 Parish Councils and a number of new ones were suggested by Parish Councils and individuals. There were only two requests for existing ICFs to be removed.

The Council has assessed all the new suggestions for ICF ensuring that they meet the following criteria. –

- Open views of wider countryside
- Open countryside separates two parts of the built up area
- Frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of the village.

The following tables include all of the suggested additions from Parish Councils and those submitted by individuals.

Table 3 – Parish Council suggestions for Important Countryside Frontages

Table 4 – Other suggestions for ICF and requests for existing ICF to be removed.

**Table 3****Parish Council suggestions****Important Countryside Frontages****Question 39**

<b>Village</b>	<b>Site Location /Address</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Recommendation</b>
Cambourne	Western and part of southern edge of Lower Cambourne	42058	This frontage is extensive and follows the village framework boundary of this part of Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto countryside. For the most part it looks onto a bridleway so views are not to open countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the countryside available from those properties on this edge of Lower Cambourne. Neither does it separate two parts of the village.	This does not meet the criteria for ICF.
Cambourne	Southern edge of Greater Cambourne	42058	This frontage is extensive and follows the village framework boundary of Greater Cambourne. It does not follow a roadway but goes along property boundaries that face or back onto the open countryside This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Greater Cambourne. Neither does it separate two parts of the village.	This does not meet the criteria for ICF.
Cambourne	Southern edge of Upper Cambourne	42058	This frontage is extensive and follows the village framework boundary of Upper Cambourne. It does not follow a roadway but goes along the property boundaries that will be built that face or back onto the open	This does not meet the criteria for ICF.

<b>Village</b>	<b>Site Location /Address</b>	<b>Rep nos</b>	<b>Council assessment</b>	<b>Recommendation</b>
			countryside. This would not protect open views of the village as is intended by the creation of ICF. It would instead protect the views of the open countryside available from those properties on this edge of Upper Cambourne. Neither does it separate two parts of the village.	
Gamlingay	Outlying hamlets Dennis Green, The Cinques, and the Heath	40382; 33540	Gamlingay has many outlying hamlets which are part of the local character and it has suggested that the ICF policy be used to protect this local character.  However it would not be appropriate to designate many ICFs in order to protect this particular character since it is not the intention of this policy to prevent infilling of extensive areas such as is described in the representation. It is only frontages along a defined road or boundary that could be designated within this policy.	This does not meet the criteria for ICF.
Great Shelford	Southern side of Granhams Road hill.	41030	This frontage is located outside of Great Shelford and therefore having an ICF would not protect views out from the village. It is in open countryside so does not fulfil the criteria for ICF.	This does not meet the criteria for ICF.
Over	Longstanton Road	38574	This frontage is for most of its length alongside an employment site in Over with open countryside beyond. The employment site is behind a tall hedge and so the rural character of the village is not necessarily enhanced by its presence. An ICF along this stretch of road would not protect the rural character of this part of Over.	This does not meet the criteria for ICF.
Over Willingham	Road/Mill Road	38574	Already identified as ICF.	Already identified as ICF
Over	New Road/Station Road	38574	All of these frontages along Station Road and New Road are outside of	This does not meet

Village	Site Location /Address	Rep nos	Council assessment	Recommendation
			<p>the village beyond the edge of the rural/urban boundary. They are rural in character. Therefore having these lengths of road designated as ICF would not be in the spirit of the policy which is to protect views of countryside looking from within a village not looking from outside back towards the village.</p>	<p>the criteria for ICF.</p>

**Table 4****From other than Parish Councils****Important countryside frontages****Question 39 – Suggestions for new ICFs and challenges to existing ICFs.**

<b>Village</b>	<b>Site Location /Address</b>	<b>Rep no,</b>	<b>Council assessment</b>	<b>Recommendation</b>
Cottenham	Vistas as included in Cottenham Village Design Guide SPD	37771	These vistas are located outside of the village and are intended to protect views into the village from the open countryside around Cottenham. This is not the purpose of ICF.	This does not meet the criteria for ICF.
Fowlmere	Object to the current ICF designation of the east boundary of land west of High Street, Fowlmere.	39180	The ICF follows the High Street and London Road protecting the views from the village to the west across open countryside. This edge is important to be kept open and free from development to protect the setting, character and appearance of this part of Fowlmere. The land to the west of the road has a distinctly rural character in contrast to that on the eastern side which is clearly part of the built form of the village. The southern section of the rural land is an arable field and the northern section is treed grassland. These both form part of the wider countryside and not part of the urban form of Fowlmere. Removal of all or part of this protected frontage would result in losing the rural character that is brought into the village by the views across this land. The character of Fowlmere would be adversely impact.	This ICF should be retained.
Great	The elm hedge along the north side of Church	40399	Church Street for part of its length between the Hoops and the Church is in open countryside – with views both to the south and	Suggesting designating part of



<b>Village</b>	<b>Site Location /Address</b>	<b>Rep no,</b>	<b>Council assessment</b>	<b>Recommendation</b>
Eversden	street Great Eversden between the Hoops and the church		north. The church is not within a village framework and therefore one of the criteria of protecting countryside between two parts of a village is not met by identifying an ICF along this length of road. Consideration could be given to protecting the character of the rural edge to the south of the village by identifying part of the south side of Church Street nearest to the Hoop within the village framework and from the cross roads along the eastern part of Wimpole Road up to property no 38. This frontage has open views of the countryside to the south of the village and towards the church.	south side of Church Street within the village framework and along southern side of Wimpole Road.
Guilden Morden	Suggest the open views of the countryside that extend north-west from Dubbs Knoll Road, Guilden Morden (north of 33 Dubbs Knoll Rd)	43114;	This frontage follows the road and clearly brings a rural character to this edge of the village. There are clear views of the open countryside beyond with long views from the village. This frontage and open countryside beyond should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden. Fox Cottage is a listed building which looks out over this frontage and its setting would be adversely impacted if the open countryside beyond where to be developed.	This does meet the criteria for ICF and therefore should be considered.
Guilden Morden	Area opposite 38-44 Dubbs Knoll Road (south of 33 Dubbs Knoll Rd)	43114; 42596	This frontage follows the road and clearly brings a rural character to this edge of the village. There is a well-established hedge along the boundary which offers glimpses of the countryside beyond. This frontage creates a rural edge to the village and the adjoining countryside should be kept open and free from development to protect the setting, character and appearance of this part of Guilden Morden.	This does meet the criteria for ICF and therefore should be considered.
Longstanton	ICF around village should	46292	Due to the presence of the Northstowe proposal it has been	These ICFs should be

Village	Site Location /Address	Rep no,	Council assessment	Recommendation
	be removed		<p>requested that the ICF around Longstanton be removed.</p> <p>However the need to retain and protect the views from Longstanton into the nearby open countryside in order to protect the character of the village will still be valid once Northstowe is developed. The existing ICFs to the south of the village protect important views across countryside from Rampton Road that must be kept open and free from development to protect the setting, character and appearance of Longstanton.</p>	retained.
River Cam	River corridor	47053	The inclusion of the whole of the river corridor is not in the spirit of the policy for designating ICFs which should be for specific viewpoints rather than a mass designation.	This does not meet the criteria for ICF.
Sawston	The frontage between Sawston Hall Grounds and open countryside - land east of Huddleston Way.	42315	This frontage follows the rear of properties in Huddleston Way and does not provide open views for the local community across the adjoining countryside. The views that would be protected would be for those properties backing onto the fields.	This does not meet the criteria for ICF.
Hardwick	St Neots Road		In response to a proposed change in the village framework on the western edge of the village an additional ICF is proposed to protect land south of the road.	This meets the criteria for ICF