

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"¹. 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.

¹ 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. There 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 7th January 2013 to 18th 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 <u>www.scambs.gov.uk</u>

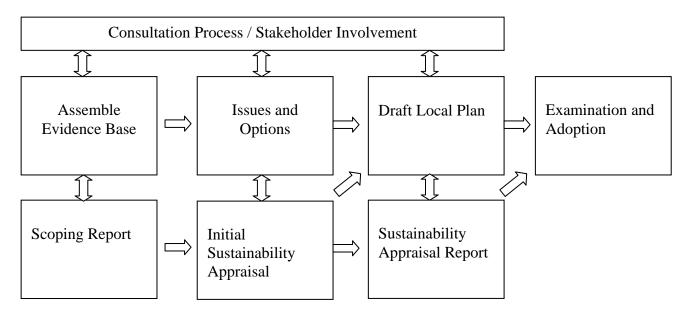
By emailing your comments to LDF@scambs.gov.uk

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 18th 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

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.²
- 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.

² Initial Sustainability Appraisal Report 2012 and Sustainability Appraisal Scoping Report (2012) :

http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramew ork/SCLP.htm

Sustainability themes

Environmental Soci	Environmental Social				
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

THEME	SUSTAINABILITY OBJECTIVE				
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				
	Maintain and enhance the diversity and local distinctiveness of				
TOWNSCAPE	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	Minimise impacts on climate change (including greenhouse gas				
CHANGE	emissions)				
OF WATCH	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	Redress inequalities related to age, disability, gender, race, faith,				
COMMUNITIES	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				
50010140	community activities				
ECONOMIC	Improve the efficiency, competitiveness, vitality and adaptability				
ACTIVITY	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.				
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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 of 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 extend 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 is 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 PVAAs 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 is 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 ha s bee n prev iously developed? Will it use land efficiently? Will it protect and enhance the best a nd most versatile agricultural land? Will it avoid t he ster ilisation of ec onomic mineral reserves? Will it minimise the degradation/loss of soils due to new development'	Previously Developed Land Amount a nd Type of Com pleted Employment on Previously Developed Land Average De nsity of N ew Residential D evelopment Completed
	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 H ousehold W aste which is r ecycled o r 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?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?	Annual average c oncentration of Nitro gen Di oxide (µg/m³) (at monitoring points) Annual mean number of days when PM10 levels exceeded a daily mean of 50ug/m³ % of surface waters meet the Water Framework Directive 'good' status or better for water quality
BIODIVERSITY	4. Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for natur e conservation interest, and geodiversity?	Change i n ar ea of sites of biod iversity i mportance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS) Amount of n ew d evelopment within, or like ly to adversely affect intern ationally or nationally important nature conservation areas % SSSIs in favour able or unfavourable r ecovering condition

Sustainability Objective	Decision Making Criteria	Indicators
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 'I ocal 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
7. Mainta in and en hance the divers ity and local distinctiveness of la ndscape an d to wnscape 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 dam age to areas and sites designated for their hist oric i nterest, an d pr otect 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
10. Mi nimise i mpacts on cl imate ch ange (including greenhouse gas emissions)	Will it su pport the use of rene wable energy resources? Will it promote energy efficiency? Will it minimis e contributions to climate change	Residential D evelopment assessed f or Code For Sustainable Homes Carbon Dioxide emissions by sector and per capita
	 5. Maintain and enhance the range and viability of characteristic habitats and species 6. Improve opportunities for people to access and appreciate wildlife and green spaces 7. Mainta in and en hance th e divers ity and local distinctiveness of la ndscape and to wnscape character 8. Avoid dam age to areas and sites des ignated for their hist oric i nterest, and protect their settings. 9. Create places, spaces and buildings that work well, wear well and look good 10. Mi nimise i mpacts on cl imate ch ange 	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)? 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? 7. Mainta in and enhance the diversity and local distinctiveness of laindscape and to winscape character Will it maintain and enhance the diversity and distinctiveness of landscape character? 8. Avoid dam age to areas and sites designated for their hist oric i 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)? 9. Create places, spaces and buildings that work well, wear well and look good Will it would be velopments built to a high standard of design and good place making that reflects local character? 10. Min inimise i mpacts on cl imate ch ange (including greenhouse gas emissions) Will it su pport the use of frene wable energy will it promote energy efficiency?

	Sustainability Objective	Decision Making Criteria	Indicators
	11. Reduce vulnerability to future climate change effects	Will it use water in a s ustainable man ner, an d enable and enco urage h igh lev els of water efficiency? Will it mi nimise risk to p eople a nd pro perty fro m	Renewable energy ca pacity insta lled b y t ype (in MegaWatts) Kilowatt hours of gas consumed p er hou sehold pe r
		flooding, an d incorporate sustain able dr ainage measures?	year, Kilo watt hours of e lectricity c onsumed p er household per year
		Will it minim ise the lik ely impacts on future development of climat e cha nge throug h	Water consu mption p er h ead p er d ay (Cambri dge Water Company area)
		appropriate adaptation?	Amount of new development completed on previously undeveloped f unctional floo dplain I and, an d in floo d 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	Total and percentage of Dwellings completed that are affordable
		all sectors of the community?	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
		Will it provide for housing for the ageing population?	Travelling Showpeople plots

	Sustainability Objective	Decision Making Criteria	Indicators
		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 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	% of residents that definitely agree or tend to agree
		in the Council's Single Equality Scheme which are	that their local area is a place where people from
		as follows -	different backgrounds get on well together
	17. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Age Disability Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity Race Religion or Belief Sex Sexual Orientation Will it redress rural isolation - rurality? Will it provide accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc?)	Index of multiple deprivation 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	Number of People in Employment
		the needs of businesses, and the workforce?	Annual net change in VAT registered firms

Sustainability Objective	Decision Making Criteria	Indicators
	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?	Industrial composition of employee jobs
20. Help people gain access to satisfying work	Will it contribute to providing a range of	Percentage of people claiming Job Seekers Allowance
appropriate to their skills, potential and place of residence	employment opportunities, in accessible locations? 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 Percentage of 15/16 year olds achieving 5 or more
	Will it improve access to education and training, and support provision of skilled employees to the economy?	GCSE/GNVQ passes at A* to C grade

	Sustainability Objective	Decision Making Criteria	Indicators		
TRANSPORT	22. Reduce the need to travel and promote more sustainable transport choices.	Will it en able shorter jo urneys, im prove modal choice an d i ntegration of transport m odes to encourage or f acilitate t he us e of modes s uch as walking, cycling and public transport? Will it support movement of freight by means other	Vehicle flo ws across the South C ambridgeshire - Cambridge City boundary over 12 hour period Cycling trips index Congestion – average journey time per mile during the		
		than road?	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 t he trans port network s afer for all users, both motorised and non-motorised?	People ki lled or serio usly injur ed i n r oad traffic accidents		

APPENDIX 2: THE SUSTAINABILITY APPRAISAL FRAMEWORK - SITES

+++ ;	Significant	positive
+ Miı	nor pos	itive
0 Ne	utral	
- Min	or Neg	jative
Si	gnificant	Negative

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-		Notes
Land	irreversible loss of undeveloped land, economic mineral reserves, and productive		75% or more Previously	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.
& Soi	holdings and the	Will it use land efficiently?						n/a dependent on type and design of development not location
Soil Resources	loss of soils	Will it protect an d enhance the best and most v ersatile agricultural land?			Development would not affect best and most versatile agricultural land (Grades 1 and 2)	Minor loss of best and most versatile agricultural	(20 hectares or more) of best and most versatile agricultural land (Grades 1	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
		Will it avoi d the sterilisation of economic mi neral reserves? Will it min imise the degradation/loss of soils due to ne w development?			Site not within a designated area identified in the Minerals and Waste LDF, development would not have negative	area in the Minerals and Waste LDF, development would have minor negative impacts on identified Minerals	a designated area in the Minerals and Waste LDF, development would have significant negative effect	The County Council is responsible for preparing development plans in relation to minerals and waste. These plans allocate sites for development and identify safeguarded areas to protect mineral reserves or transport facilities. Impact on site selection will depend on the designation. Many areas of search cover large areas, and would not rule out a site for development. Guidance will be sought from the County Council on the potential impacts.
	production and support the reuse and recycling of waste products	Will it enco urage reduction in household w aste, and i ncrease waste recovery and recvcling?						n/a dependent on type and design of development not location
Air Quality and Environmental Pollution	Improve air quality an d minimise or mitigate a gainst sources of environmental pollution	Will it m aintain or improve air quality?	existing source of air pollution. Site lies in an area where air quality will be	Would remove minor existing source of air pollution. Site lies in an area where air quality will be	impact on air quality. Site lies in an area where air quality acceptable. Development unlikely to impact on air	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of	Site lies near source of air pollution, or development could impact on air quality, with significant negative impacts incapable of adequate mitigation.	

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-		Notes
		pollution, odour and vibration? Will it minimise, and where possible address, land contamination?	would remove existing use that creates nuisance, resulting in significant benefits Contamination, potential for major benefits through remediation of significant	that creates nuisance, resulting in minor benefits Contamination, potential for minor benefits through remediation of minor	Development compatible with neighbouring uses. Development not on land likely to be contaminated.	as a result of, the development, with minor negative impacts incapable of mitigation.	significant negative impacts to, or as a result of, the development, incapable of adequate mitigation Land likely to be contaminated, which due to physical constraints or economic viability cannot be satisfactorily remediated.	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.
		where possible enhance the quality of the water environment?	would result in significant improvement to water quality (e.g. by removing	Development would result in minor improvement to water quality (e.g. by removing source of pollution)	Development unlikely to affect water quality.	has potential to affect water quality, with minor negative impacts incapable of	has potential to effect water quality, with significant negative	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
	and protected species	protected s pecies and pr otect sites designated for nature c onservation interest and geodiveristy?	Significant positive impact on protected sites and	Minor positive impact on protected sites	protected sites and species (or impacts could be	Minor negative impact on protected sites and species incapable of	impact on	Designated sites include: Special Areas of Conservation (SAC), Special Protection Areas (SPA), and RAMSAR sites, Sites of Special Scientific Interest (SSSI), Local Nature Reserves, and County Wildlife sites. The significance of the site or species will be taken into account when considering the impacts.
Biodiversity	enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, an d he lp deliver h abitat restoration (h elping to achiev e Biodiversity Action Plan Targets)?	Significant Positive Impact (opportunity for enhancement and new	Impact (some opportunity for enhancement and new	No impact (existing features that warrant retention can be retained or appropriate	Minor Negative Impact (Existing features unlikely to be retained in their entirety, impacts cannot be fully	Significant Negative Impact (loss of existing features, significant impacts unlikely to be	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	opportunities for people to access and appreciate wildlife and green spaces	through delivery and access to green infrastructure?	Development would deliver significant new Green	Development would create minor opportunities for new Green	No impact (existing features retained, or appropriate mitigation	Development would result in minor loss of Green Infrastructure, incapable of	Infrastructure,	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	enhance the diversity an d distinctiveness of	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character?	Positive Impact (Development would relate to local landscape character and offer significant opportunities for landscape enhancement) Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for	(Development would relate to local landscape character and offer opportunities for landscape enhancement) Minor Positive Impact (Development would relate to local townscape character and offer opportunities	No impact (generally compatible, or capable of being made compatible with local landscape character) No impact (generally compatible with local townscape	conflicts with landscape character, minor negative impacts incapable of mitigation) Minor Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of	(Development conflicts with landscape character, with significant negative impacts incapable of mitigation) Significant Negative	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. 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
	their histo ric interest, and protect th eir settings. Create pl aces, spaces a nd buildings t hat work w ell, w ear well a nd look	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled	Assets	Minor Positive		Minor Negative Impact on historic Assets (incapable of satisfactory mitigation)	Impact on historic Assets (incapable of satisfactory	Where appropriate impact on the setting of a Heritage Asset will also be considered.
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	energy resources?	would create major additional opportunities for renewable energy	opportunities for renewable	Standard requirements for renewables would apply.			n/a dependent on type and design of development not location 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. n/a dependent on type and design of development not location.

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-		Notes
		Will it mi nimise contributions to climate ch ange through susta inable construction practices?						n/a dependent on type and design of development not location.
	Reduce vulnerability to future climate change effects	Will it minimis e risk to peop le and property from flooding, an d incorporate sustainable drainage measures?		Flood Zone 1 and no issues that cannot be appropriately addressed PLUS opportunities for reducing flood risk elsewhere.	drainage issues that cannot be appropriately	drainage issues capable of being appropriately	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 min imise the likely im pacts of climate ch ange on the d evelopment through a ppropriate design? Will it use water in a sustainable manner, and ena ble and encourage h igh 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.
	and reduce fear	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	quantity a nd quality of publically		Development would deliver significant new public open	Development would create minor opportunities for new public open space	No impact (existing	Development would result in loss of public open space, minor impacts incapable of mitigation.	significant loss	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.
ities - Housing	have access to decent,	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.

Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling showpeople? More pitches and Travellers and Travelling guality, range accessibility of services and facilities (e.g. health, education, training, leisure opportunities) of the facilities (e.g. training, leisure training, leisure trainit trainit trainit trainit trainit trainit trainit trainit tra	Sustainability Dbjective	Decision Making Criteria	+++	+	0	-		Notes
the housing accommodation needs of Gypsies and Travellers and Travelling guality, range accessibility to key local services and facilities (e.g. nd liesure (shops, pedtaction, geodaction, meducation		housing for the						N/A Dependent on type and design of development not location.
accessibility to key and accessibility of services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) Edge of Cambridge Rural Centre Minor Sub-Indicator:		the housing accommodation needs of Gypsies and Travellers and Travelling	provide 5 or	provide 1 to 4	pitch or plot	result in loss of	result in loss of 5 or more	and Traveller accommodation will achieve a positive score against
Sub-Indicator: Distance to centre Distance to centre Sing The location in the village hierarchy is considered to be indicator, but the location of the site relative to the villa also an important issue. It will be particularly helpful for differentiating between sites at similar levels in the hier Measures as the crow flies, to a specific central point in centre identified considering the location of facilities. If service is disproportionately distant from a site, this will For sites on the edge of Cambridge measurements to a local centre defined in the Cambridge Local Plan will be	and accessibility	accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities		al Centre M	nor	Group		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.
major development proposals the appraisal will also co		Sub-Indicator:	v					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

THEME	Sustainability Objective	Decision Making Criteria	+++	+	0	-		Notes
		and facilities including health, education and leisure (shops, post offices, pubs etc?)	facilities or improved existing facilities are	existing facilities are proposed of	No impact on facilities (or satisfactory mitigation	Development would result loss of existing facilities, minor negative	Development would result in loss of an existing facilities, major negative	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.
	inequalities	Will it redress inequalities?						n/a dependent on type and design of development, and a range of factors addressed by other indicators
	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 dependent on type and design of development, and a range of factors addressed by other indicators
	enable the active involvement of	engagement with community activities?	significant	is proposed of minor benefit (and is viable and	No facilities would be lost.		mitigation	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	+++	+	0	-		Notes
Economic Activity	competitiveness, vitality and adaptability of the local economy.	enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the	would significantly enhance employment opportunities		Development would have no effect on employment land or	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.	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. N/A Not applicable to residential development proposals
		vitality and viability of Cambridge, town, district and local	would significantly add to vitality or viability of		would have no effect on vitality or viability of existing	Development would have negative effect on vitality or viability of existing	on vitality or viability of existing	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?						N/A Not relevant to site allocation.
	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?		Transport Accessibility to Nearest Area of Employment with 2000+ Employees - Between 15 and 30	Nearest Area of Employment with 2000+ Employees - Between 30	Accessibility to Nearest Area	Accessibility to Nearest Area of Employment with 2000+ Employees	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	services and infrastructure, including broadband?	Development can use existing capacity in utilities infrastructure	required, but constraints can	No impact on Utilities e.g. not built development	required, but constraints can	Utilities capacity not sufficient, constraints cannot be adequately addressed.	Focus of site testing will be utilities infrastructure. Information will be sought from utilities service provides. 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		Schools e.g. not residential		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
t F S t	promote more sustainable ransport choices.	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	from four criteria below Within 400m (6) 10 Minute Service or	from four criteria below Within 600m (4) 800m 20 minute	(3) (3) 30 minute frequency	from four <u>criteria below</u> Within 1000m (2)	(0) less than hourly service	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. 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.
		Transport	Detter (6)	service (4)	service (3)	(2)	(0)	Where there is variation it will utilise frequency at peak times.

Time to Cambridge City Centre or 20 minutes or Market Town 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) available at the time of the assessment, and summaria Village Services and Facilities study. It will also conside minutes (2) Sub-indicator: Distance for cycling to City Centre or Market Town up to 5km (6) Sto 10km (4) 10 to 15km (3) 15km+ (2) 20+ Km (0) National policy highlights that cycling has the potential for short car trips, particularly under 5 kilometres. In the the district and reducing car trips, the indicator conside to Cambridge or a market town. Notes: Measures the the centre of a site to a defined point at the centre of C nearest market town. Secure appropriate investment and transport infrastructure, and ensure the safety of the Will it pr ovide safe available capacity? No capacity constraints identified that cannot be addressed, would result in No capacity constraints identified that cannot be addressed, would result in Insufficient	Sustainabili Objective		+ 0		Notes
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) for short car trips, particularly under 5 kilometres. In the the district and reducing car trips, the indicator considered to Cambridge or a market town. Notes: Measures the the centre of a site to a defined point at the centre of C mearest market town. Secure appropriate investment and development in transport infrastructure, and ensure the safety of the 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) No capacity No capacity No capacity identified that cannot be addressed, would result in Would result in Insufficient		Typical Public Transport Journey Time to Cambridge City Centre or 20 minutes	r and 30 and 40	and 50 Greater than	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.
Secure Will it provide safe Image: Constraint secure Vill it provide safe appropriate access to the access to the investment and highway ne twork, No capacity No capacity development in where there is constraints available capacity? constraints identified that infrastructure, available capacity? cannot be and ensure the addressed, addressed, safety of the would result in Insufficient		Distance for cycling to City Centre or) 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.
network. improvement improvement in highway in highway No capacity or capacit	appropriate investment and development in transport infrastructure, and ensure the safety of the transport	Will it provide safe access to the and highway ne twork, No capacit where there is available capacity? identified th cannot be addressed would resu significant improveme in highway capacity or improve	No capacity constraints t identified that cannot be addressed, in would result in minor t improvement in highway capacity or improve identified, safe	Insufficient capacity or Insufficient access capacity or constraints. access Minor negative constraints that effects cannot be	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

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

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
	Minimise the	Will it use land that has been previously developed? Will it use land efficiently?	0	No previously developed land.
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
nvironmenta		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity and distinctiveness of	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.
Landscap	landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
ye	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?		
		Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
	climate change (including greenhouse gas emissions)	efficiency? Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		
. Ŧ	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	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.
Inclusive Communities - Housing	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		
g		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	÷	Rural Centre
Imu	range and accessibility of	Sub-Indicator:	0	635m ACF to Cambourne, High Street
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	win trimprove quanty 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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
d involving the con	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?		
ımunity	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.

		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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	Support appropriate investment in people, places,	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.
	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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	174m to nearest bus stop ACF (Cambourne Business Park)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 4)
Transport		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	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.
	infrastructure, and ensure the safety of the transport network.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
⊳		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
nvironmenta		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and	Will it maintain and enhance the diversity		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
		and distinctiveness of landscape character?		enclosed fields that provide a softer edge to the village.
Landsca	landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
je	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?		
		Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
	climate change	Will it promote energy efficiency?		
	(including greenhouse gas emissions)	Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		

	and quality of	Will it increase the quantity and quality of publically accessible	0	Neutral impact (existing features retained or appropriate mitigation).
		open space?		
Inclusive Communities - Housing	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?		
ing		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
mun	accessibility of	Sub-Indicator: Distance to centre		Beyond 1000m from nearest centre ACF (1,128m to Great Shelford, Woollards Lane)
es - Re	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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.
µualities anα		Will improve relations between people from different backgrounds or social groups?		
nd involving the co	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?		
munity	Encourage and enable the active involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
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.
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.
	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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	240m to nearest bus stop ACF (Great Shelford, Bridge Close)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
Transport		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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
	Minimise the	efficiently?		
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
nvironmenta		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity and distinctiveness of	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.
Landscape,	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) - 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.
Landscape, Townscape and Cultural Heritage	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?		
		Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
jē	Reduce vulnerability to future climate change effects	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?		
τ'	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	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.
Inclusive Communities - Housing	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		
J		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre
Imu	range and accessibility of	Sub-Indicator:		Beyond 1000m from nearest centre ACF (1,038m to Histon, High Street)
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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	No facilities lost, and no new facilities proposed directly as a result of the development.
qualities and		Will improve relations between people from different backgrounds or social groups?		
nd involving the con	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?		
ımunity	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.

	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?		
Economic Activity		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.
	work appropriate to	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?	+++	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.
	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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	163m to nearest bus stop ACF (Histon, Glebe Way)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 8)
Transport		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
		Will it use land that has been previously developed? Will it use land	+++	The whole of the site is previously developed land comprising a variety of industrial and commercial buildings and hardstanding.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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).
1 & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		
nvironmenta		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.
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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	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.
	and distinctiveness of landscape and townscape character	Will it maintain and	+++	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Û	Reduce vulnerability to future climate change effects	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?		

	Improve the quantity	Will it increase the		
	Improve the quantity and quality of publically accessible open space.	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.
Inclusive Communities - Housing	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 Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Rural Centre
Imun	range and accessibility of	Sub-Indicator: Distance to centre		Beyond 1000m from nearest centre ACF (1,155m to Histon, High Street)
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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.
qualities an		Will improve relations between people from different backgrounds or social groups?		
nd involving the cor	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?		
ımunity	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	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 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.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	10-70m to nearest bus stop ACF (Histon & Impington, Guided Bus Stop)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+++	10 minute service (Guided Bus A & B)
Transport		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
		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.
	Minimise the	Will it use land efficiently?		
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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).
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
onmental F		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.
ollution		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 achieved through the development process and will mitigate any impact on groundwater,
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.
		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.

		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.
Landscap	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		
th .	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
βυ		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com		Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
Imur	range and	Sub-Indicator:		Beyond 1000m from nearest centre ACF (1,162m to Sawston, High Street)
itites - Redressing inequalities and involving t	services and facilities (e.g. health, transport, education, training, loiguro	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?) Will improve relations	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		between people from different backgrounds or social groups?		
	related to age, disability, gender assignment race, faith location and	Will it redress inequalities? Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Imunity	involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of	-	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.	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?		
Economic Activity		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?	+	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.
	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?	-	School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.

		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	Sub-indicator: Distance to bus stop / rail station	0	695m to nearest bus stop ACF (Sawston, Churchfield Avenue)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
Transport		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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
	Minimise the	efficiently?		
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
	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.
Air Quality and Environmental Pollution		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
Environmen		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
tal Pollution		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 achieved through the development process and will mitigate any impact on groundwater.
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

		Will it maintain and		Neutral impact (generally compatible, or capable of being made compatible with
	Maintain and enhance the diversity and distinctiveness of	enhance the diversity and distinctiveness of landscape character?	0	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.
Landsca	landscape and	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.
Landscape, Townscape and Cultural Heritage	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.
je	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency? Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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
U	Reduce vulnerability to future climate change effects	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?		

		Will it increase the quantity and quality of		
Inclusive Communities - Ho	publically accessible	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?		
ing		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
imun	accessibility of	Sub-Indicator: Distance to centre		Beyond 1000m from nearest centre ACF (1,003m to Sawston, High Street)
ittes - Redressing inequalities and involving t	services and facilities (e.g. health,	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?		
	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?		
munity	Encourage and enable the active involvement of local	Will it encourage engagement with	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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.
ш	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?		
Economic Activity		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	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.
	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 at capacity and will require mitigation. Electricity supply is ikely to require local and upstream reinforcement.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	0	775m to nearest bus stop ACF (Sawston, Babraham Road)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
Transport		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
		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.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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).
d & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
ironmental		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.
Pollution		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 achieved through the development process and will mitigate any impact on groundwater.
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity and distinctiveness of	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.
Landscap	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		
th .	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
βυ		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com		Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
Imur	range and	Sub-Indicator: Distance to centre		Beyond 1000m from nearest centre ACF (1,098m to Sawston, High Street)
ittes - Redressing inequalities and involving t	services and facilities (e.g. health, transport, education, training, loiguro	Will improve relations	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		between people from different backgrounds or social groups?		
	related to age, disability, gender assignment race, faith location and	Will it redress inequalities? Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Imunity	involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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.
Ш	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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	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?	-	School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.

		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	Sub-indicator: Distance to bus stop / rail station	0	625m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Transport	more sustainable transport choices.	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	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
	ensure the safety of the transport	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
4 & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
Environmenta		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.
al Pollution		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 achieved through the development process and will mitigate any impact on groundwater.
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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? Will it maintain and enhance the diversity and distinctiveness of	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. 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
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	townscape character? 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	development process. Adjoins industrial estate to the west. 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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		
5	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
βυ		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com		Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
Imur	range and	Sub-Indicator: Distance to centre		Beyond 1000m from nearest centre ACF (1,175m to Sawston, High Street)
ittes - Redressing inequalities and involving t	services and facilities (e.g. health, transport, education, training, loiguro	Will improve relations	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		between people from different backgrounds or social groups?		
	related to age, disability, gender assignment race, faith location and	Will it redress inequalities? Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
ımunity	involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

	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.
ш		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?		
Economic Activity		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?	+	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.
	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 at capacity and will require mitigation. Electricity supply is ikely to require local and upstream reinforcement.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	-	830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	20 minute service (Citi 7)
Transport		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
		Will it use land that has been previously developed? Will it use land	0	The site includes residential properties and yards, but this is a very small proportion of the site.
	Minimise the	efficiently?		
	irreversible loss of	Will it protect and		
Land a	undeveloped land, economic mineral reserves, and productive	enhance the best and most versatile agricultural land? Will it avoid the	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
& Soil Resources	agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and E	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
Environmental Pollution		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.
I Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity	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.
Landsca	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
Je		Will it lead to developments built to a high standard of design and good place making that reflects local character?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
	Reduce vulnerability to future climate change effects	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?		
t t	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	Incompany of the survey of the			
	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.
Inclusive Communities - Housing	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		
g		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
ımu	range and accessibility of	Sub-Indicator:	_	814m from nearest centre ACF (Cottenham, High Street)
Inclusive Communities - Redressing inequalities and involving the community	accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	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	No facilities lost, and no new facilities proposed directly as a result of the development.
qualities an		Will improve relations between people from different backgrounds or social groups?		
d inv	Redress inequalities	Will it redress inequalities?		
volving the com	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?		
munity	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.

		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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	Support appropriate investment in people, places,	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.
	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.

		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	Sub-indicator: Distance to bus stop / rail station	0	258m to nearest bus stop ACF (Cottenham, Pastures) 785m to nearest bus stop ACF (Cottenham, Lambs Lane)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	Less than hourly (106 Service) 20 minute service (Citi 8)
Transport		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) 36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)
		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	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.
	ensure the safety of the transport network.	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
		Will it use land that has been previously developed?	0	No previously developed land.
5	undeveloped land, economic mineral	Will it use land efficiently? Will it protect and enhance the best and most versatile	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
Land & Soil Resources	reserves, and productive agricultural holdings and the degradation / loss of soils	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 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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or	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.
nvironmenta	mitigate against sources of environmental pollution	Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
I Pollution		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 achieved through the development process and will mitigate any impact on groundwater, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity	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.
Landscape	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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?		
	Minimise impacts on climate change	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
	(including greenhouse gas emissions)	Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
U	Reduce vulnerability to future climate change effects	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?		
Н	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

		Will it increase the		
	publically accessible	quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
Inclusive Comm	Ensure all groups	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?		
s - Hous	decent, appropriate and affordable housing	Will it provide for housing for the ageing population?		
ing		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
mun	accessibility of	Sub-Indicator: Distance to centre	-	814m from nearest centre ACF (Cottenham, High Street)
nities - Redr	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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?		
d invc	Redress inequalities	Will it redress inequalities?		
olving the com	disability, gender assignment race, faith, location and income	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
munity	Encourage and enable the active involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	their skills, potential and place of residence	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	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.
	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 be adequately addressed

		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	Sub-indicator: Distance to bus stop / rail station	0	258m to nearest bus stop ACF (Cottenham, Pastures) 785m to nearest bus stop ACF (Cottenham, Lambs Lane)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	+	Less than hourly (106 Service) 20 minute service (Citi 8)
Transport		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) 36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)
		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	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.
	infrastructure, and ensure the safety of the transport network.	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
	Minimise the	Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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)
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
nvironmenta	mitigate against sources of environmental pollution	Will it minimise, and where possible address, land contamination?	+	Potential contamination from agricultural use, potential for minor benefits through remediation of minor contamination
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

۲۵	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.
andscape, To		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.
Landscape, Townscape and Cultural Heritage	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?		
		Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
	Minimise impacts on climate change	Will it promote energy efficiency?		
	(including greenhouse gas emissions)	Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
	Reduce vulnerability to future climate change effects	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?		
5	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	Improve the quantity and quality of	Will it increase the quantity and quality of	+	Development would create minor opportunities for new public open oppop
	publically accessible open space.	publically accessible open space?	Ŧ	Development would create minor opportunities for new public open space
Inclusive Communities - Housing	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		
Q		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality, range and	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
mur	accessibility of	Sub-Indicator:	0	703m of nearest centre ACF (Melbourn, High Street)
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	win trimprove quanty 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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
d inv	Redress inequalities	Will it redress inequalities?		
olving the com	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?		
munity	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.

		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.
Ш	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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	Support appropriate investment in people, places,	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.
	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.

		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	Sub-indicator: Distance to bus stop / rail station	0	683m to nearest bus stop ACF (Melbourn, Vicarage Close)
Secure appropriate investment and development in transport		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) 9 Minutes (Melbourn, Vicarage Close to Royston, Bus Station)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.97km ACF to Royston
	development in transport	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
	infrastructure, and ensure the safety of the transport network	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 **Decision Making** Score Notes Objective Criteria Will it use land that has been previously 0 No previously developed land. developed? Will it use land Minimise the efficiently? irreversible loss of Will it protect and undeveloped land, enhance the best and Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small economic mineral most versatile site but all grade 2. Land & Soil Resources reserves, and agricultural land? productive Will it avoid the agricultural holdings sterilisation of and the degradation economic mineral reserves? Will it loss of soils 0 Site not within an area designated in the Minerals and Waste LDF. minimise the degradation/loss of soils due to new development' Will it encourage Minimise waste production and reduction in household waste, and increase support the reuse waste recovery and and recycling of waste products recycling? Will it maintain or Development unlikely to impact on air quality. Site lies in an area where air quality 0 improve air quality? acceptable. Air Quality and Environmental Pollution Minimise, and where possible improve on, unacceptable levels of 0 Development compatible with neighbouring uses. Improve air quality noise, light pollution, and minimise or odour and vibration? mitigate against Will it minimise, and sources of where possible environmental 0 Development not on land likely to be contaminated. address, land pollution contamination? Will it protect and where possible Development unlikely to affect water quality. Assumptions for a neutral impact are enhance the quality of 0 that appropriate standards and pollution control measures will achieved through the water the development process, e.g. as part of Sustainable Drainage Systems (Suds). environment? Will it conserve protected species and Avoid damage to protect sites designated sites and 0 No impact on protected sites and species (or impacts could be mitigated). designated for nature protected species conservation interest and geodiveristy? Will it reduce habitat fragmentation. Maintain and Biodiversity enhance native enhance the range Assumptions for a neutral impact are that existing features that warrant retention species, and help and viability of 0 can be retained or appropriate mitigation will be achieved through the deliver habitat characteristic development process. restoration (helping to habitats and species achieve Biodiversity Action Plan Targets)? Improve Will it improve access opportunities for to wildlife and green Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation people to access and spaces, through 0 appreciate wildlife delivery and access to measures would be achieved through the development process. and green spaces green infrastructure?

		Will it maintain and		Significant negative impact (development conflicts with landscape character, with
	Maintain and enhance the diversity and distinctiveness of	enhance the diversity and distinctiveness of landscape character?		significant negative impact (development conflicts with failuscape 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.
Landsca	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 this site would change the the strong linear character of the village.
Landscape, Townscape and Cultural Heritage	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.
ge	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
τυ	Reduce vulnerability to future climate change effects	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?		

	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.
Inclusive Communities - Housing	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		
g		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
Imur	range and accessibility of	Sub-Indicator:	0	602m from nearest centre ACF (Papworth Everard, Ermine Street North)
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	win trimprove quanty 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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
nd involving the cor	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?		
nmunity	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 Support appropriate investment in people, places, communications and other infrastructure	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?	+	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.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	+	535m to nearest bus stop ACF (Papworth Everard, Wood Lane)
	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport		less than hourly service (1 Service)
Transport		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	29 Minutes (Papworth Everard, Wood Lane to Cambridge, Drummer Street) 14 Minutes (Papworth Everard, Wood Lane to St Ives, Bus Station)
		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
		Will it use land that has been previously developed?	0	No previously developed land.
	Minimise the	Will it use land		
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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).
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality a	mitigate against sources of environmental pollution	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.
nd Environ		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
Air Quality and Environmental Pollution		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 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.
	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 impact on protected sites and species (or impacts could be mitigated). There is a group of protected trees located 105m to the south west.
Biodiversity	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.

	Maintain and enhance the diversity and distinctiveness of	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.
Landscape, Tow	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) - 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.
Landscape, Townscape and Cultural Heritage	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change	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.
U		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?		
, th	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	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.
Inclusive Communities - Housing	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		
g		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
Imu	range and accessibility of	Sub-Indicator:	-	820m from nearest centre ACF (Waterbeach, Chapel Street)
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	win trimprove quanty 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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
nd involving the co	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?		
nmunity	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.

		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.
П	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?		
Economic Activity		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?	+	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.
	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. 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.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	250m to nearest bus stop ACF (Waterbeach, Fletcher Avenue)
Transport	more sustainable transport choices.	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	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.
	infrastructure, and ensure the safety of the transport network.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
d & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
⊳		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
nvironmenta		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

			-	
	Maintain and enhance the diversity		-	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.
Landscape, Townscape and	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.
cape and Cultural Heritage	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change	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).
CD		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?		
ealth	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
Ð		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
Imur	range and	Sub-Indicator:	+++	268m from nearest centre ACF (Willingham, High Street)
nities - Redr	services and facilities (e.g. health, transport, education, training, loiguro	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	No facilities lost, and no new facilities proposed directly as a result of the development.
qualities and		Will improve relations between people from different backgrounds or social groups?		
id involving the cor	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	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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.
Ш	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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	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. However, 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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	265m to nearest bus stop ACF (Willingham, Osborn Close)
Transport	more sustainable transport choices.	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	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
⊳		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
nvironmenta		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.
I Pollution		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).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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	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.
	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 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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Œ	to future climate	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		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?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
Ðu		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the swelits	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
Imur	range and accessibility of	Sub-Indicator:	+++	226m from nearest centre ACF (Bassingbourn, High Street)
nities - Redr	(e.g. health, transport, education, training, leisure opportunities)	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?) Will improve relations	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.
alities and		between people from different backgrounds or social groups?		
involving the com	assignment race, faith, location and	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	Will it encourage engagement with community activities?	+	New village hall is proposed.

		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.
Ш	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?		
Economic Activity		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	Will it encourage the rural economy and diversification, and support sustainable tourism?		
	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.
	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 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.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	251m to nearest bus stop ACF (Bassingbourn, The Limes)
Transport	more sustainable transport choices.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
nvironmenta		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated
al Pollution		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 achieved through the development process and will mitigate any impact on groundwater. Almost all of site included within a protection zone.
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity	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.
Landsca	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
ye	that work well, wear	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency? Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ		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?		
Неа	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
Health	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
βu		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
Imur	range and	Sub-Indicator:	0	665m of nearest centre ACF (Comberton, West Street / Barton Road)
nities - Redr	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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?) Will improve relations	0	No facilities lost, and no new facilities proposed directly as a result of the development.
ualities and		between people from different backgrounds or social groups?		
d involving the con	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	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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.
Ш	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?		
Economic Activity		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?	+	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.
	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 at capacity and will require 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. 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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	270m to nearest bus stop (Comberton, Kentings)
Transport	more sustainable transport choices.	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	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.
	infrastructure, and ensure the safety of the transport network.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
	Minimise the	efficiently?		
Land	irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	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.
nvironmenta		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
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

		Will it maintain and		Significant negative impact (development conflicts with landscape character, with
	Maintain and	enhance the diversity and distinctiveness of landscape character?		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.
Landscap	landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
je	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency? Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Φ	Reduce vulnerability to future climate change effects	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?		
Ħ	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	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.
Inclusive Communities - Housing	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		
g		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	-	Group Village
Imu	range and accessibility of	Sub-Indicator:	-	870m of nearest centre ACF (Milton, High Street)
nities - Redressing ine	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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	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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
ving the commu	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.

		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?	+++	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.
	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 close to capacity.
		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.

		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	Sub-indicator: Distance to bus stop / rail station	+++	292m to nearest bus stop (Milton, Park and Ride)
Transport	more sustainable transport choices.	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	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
	infrastructure, and ensure the safety of the transport network.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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.
& Soil Resources	productive agricultural holdings and the degradation / loss of soils	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.
	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?		
A		Will it maintain or improve air quality?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?		
nvironmenta		Will it minimise, and where possible address, land contamination?		
I Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

	Maintain and enhance the diversity and distinctiveness of		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.
Landscap	and distinctiveness of landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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.
je	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy	0	Standard requirements for renewables would apply.
		efficiency? Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
Ø	Reduce vulnerability to future climate change effects	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?		
th	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	1			
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		
ĝ		housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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.
nmun	range and accessibility of	Sub-Indicator: Distance to centre	0	Beyond 1000m from nearest centre ACF (1,381m to lckleton, Abbey Street) Within 800m of Great Chesterford Centre
Inclusive Communities - Redressing inequalities and involving the community	services and facilities (e.g. health, transport, education, training, leisure opportunities)	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.
qualities and		Will improve relations between people from different backgrounds or social groups?		
d invo	Redress inequalities related to age,	Will it redress inequalities?		
olving the com	disability, gender assignment race, faith, location and income	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
munity	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.

	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.
Ш		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?		
Economic Activity		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

		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	Sub-indicator: Distance to bus stop / rail station	+++	221m to nearest bus stop ACF (Great Chesterford, Station Turn) 425m to nearest train station ACF (Great Chesterford)
Transport	more sustainable transport choices.	Sub-indicator: Frequency of Public Transport	-	Hourly Service (Citi 7) 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) 19 Minutes (Great Chesterford, Station Turn to Saffron Walden, Station Street) 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	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.
	infrastructure, and ensure the safety of the transport network.	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
		Will it use land that has been previously developed? Will it use land	0	No previously developed land.
Land	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and	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)
l & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
A		Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
nvironmenta		Will it minimise, and where possible address, land contamination?	+	Potential contamination from agricultural use, potential for minor benefits through remediation of minor contamination
al Pollution		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 achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
	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 impact on protected sites and species (or impacts could be mitigated).
Biodiversity	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.

Lanc	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.
Landscape, Townscape and		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.
scape and Cultural Heritage	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?		
	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0	Standard requirements for renewables would apply.
		Will it minimise contributions to climate change through sustainable construction practices?		
Climate Change		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.
	Reduce vulnerability to future climate change effects	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?		
alth	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

	and quality of publically accessible	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation).
ities - Ho	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?		
Bu		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Com	Improve the quality,	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
ımur	range and	Sub-Indicator: Distance to centre	-	813m from nearest centre ACF (Melbourn, High Street)
nities - Redr	services and facilities (e.g. health, transport, education, training, loigure	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will improve relations	0	No facilities lost, and no new facilities proposed directly as a result of the development.
alities and		between people from different backgrounds or social groups? Will it redress		
1 involving the con	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?		
Imunity	Encourage and enable the active involvement of local	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

		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 Support appropriate investment in people, places, communications and other infrastructure	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?	+++	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.
		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.

	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.	
travel and		Sub-indicator: Distance to bus stop / rail station	Distance to bus stop / + 507m to nearest bus stop ACF (Melbourn, Ru		
		Sub-indicator: Frequency of Public Transport	blic - hourly service (26 Service)		
Transport		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	31 Minutes (Melbourn, Russett Way to Cambridge, Emmanuel Street) 11 Minutes (Melbourn, Russett Way to Royston, Bus Station)	
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	5.24km ACF centre of site to Royston Market.	
investmer developm transport	secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.	
ensure th the transp		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 Cambourne	Land east of The Hectare, Great Shelford	Land west of 113 Cottenham Road, Histon	Bishops	Dales Manor Business Park, Sawston	Land north of White Field Way, Sawston	Former Marley Tiles Site, Dales Manor Business Park, Sawston
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:

Site 303	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.
Site 305	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.
Site 306	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.
Site 308	Site within the village framework, immediately to the south of Guided Busway. Site in disrepair and redevelopment could improve the site and setting
Site 310	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.
Site 311	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.
Site 312	Western part of the Dales Manor Business Park. Proposed comprehensive redvelopment 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
Address (summary)	Road,	Land to Rear of High Street, Cottenham	Land to the east of Linton	Land to the east of New Road, Melbourn	Land at The Ridgeway, Papworth Everard	Land north of Bannold Road, Waterbeach	Land north of Rook Grove, Willingham
Site Size (gross ha)	3.64	7.02	27.95	9.13	11.12	4.01	2.08
Notional dwelling capacity	109	158	419	203	167	90	26
SHLAA strategic considerations	-	0	0	0	0	0	
Green belt	-	0	0	0	0	0	0
Significant local considerations	-			-	-	0	-
Landscape and Townscape impact	0			-		-	-
Site specific factors	+	-		+		0	
Accessibility to key local services and facilities (SA criteria 37)	+	0	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)		-	-	0	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	+	0	+	0
Sustainable Development Potential							

Site Comments:

Site 313	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.
Site 316	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.
Site 318	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.
Site 320	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.
Site 321	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.
Site 322	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.
Site 323	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, Bassingbour n	Land at Bennell Farm, Comberton	Land west of A10, Milton	Land adjacent to Whiteways, Ickleton Road, Gt. Chesterford	East Farm, Melbourn
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:

Site 324	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.
Site 326	Land adjacent to Comberton (in Toft Parish). Limited adverse impact on Green Belt purposes provided boundary landscaping is maintained.
	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.
	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.
Site 331	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

Location	Milton
Site name / address	Land between the A14 and Milton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Employment development
Site area (hectares)	1.79 ha
Site Number	EM1
Site description & context	Area of open land between the A14 and Milton Village. Largely scrubland, but bordered by mature trees and shrubs, particularly on the western side. To the north lies Cambridge Road, a large supermarket and an area of sports pitches. To the east, the Jane Coston Cycle Bridge, and light industrial development. Cambridge road rises towards the A14 junction.
Current or last use of the site	Open grass and scrubs.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	 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. 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

	 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.' 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. 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).
	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)
Source of site	Issues and Options 2012 Representation: 47072

The site is within the Green Belt.	Tier 1: Strategic Considerations		
Green BeltGreen Belt Purpose: • Prevents coalescence between settlements and with Cambridge.Green BeltFunction with regard to the special character of Cambridge and it's setting: • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.The site is contributing to the separation of the village of Milton from	Green Belt	 Green Belt Purpose: Prevents coalescence between settlements and with Cambridge. Function with regard to the special character of Cambridge and it's setting: The distribution, physical separation, setting, scale and character of Green Belt villages; and A landscape which retains a strong rural character. 	

	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.
	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
Is the site	
subject to any	
other	No.
considerations	
that have the	Waste Consultation Area, and Waste Water Treatment Works
potential to	Consultation Area in Minerals and Waste LDF, but capable of
make the site	appropriate mitigation.
unsuitable for	
development?	
Tier 1	Development would have a significant negative impact on the Green
conclusion:	Belt.

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

Infrastructure	
Highways access?	 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. Electricity – development of this site will have no significant interchange when the site is adjacent.
Utility services?	 impact on existing network. 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. Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. 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.
Drainage measures?	No FRA provided.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.
Tier 2	Significant impacts on landscape and townscape incapable of

Tier 2	Significant impacts on landscape and townscape incapable of
Conclusion:	appropriate mitigation.

Capacity	
Developable	

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

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

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

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

overcome?	
Economic viability?	None known.

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

Employment and Retail Sites

Location	Milton
Site name / address	Land south of park and ride west of A10
Category of site:	In the countryside
Description of promoter's proposal	Employment development
Site area (hectares)	9.5 ha
Site Number	EM2
Site description & context	Located north of the A14. To the north of the site lies the Milton Park and Ride. To the south and west existing and former land fill sites. The A10 lies to the east, between the site and the village of Milton. The land comprises and open, relatively level field. There is a
	significant tree belt to the west. The land of the landfill site rises to the south.
Current or last use of the site	Agricultural land.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	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.' The site was also examined as a potential site option in the Cambridgeshire Horizons Community Stadium Feasibility Study. S/1251/76 & S/1252/76 (petrol filling station, showroom and

	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.
Source of site	Issues and Options 2012 Representation: 44017

Tier 1: Strategic Considerations	
	The site is within the Green Belt.
Green Belt	 Green Belt Purposes: Maintains and enhances the quality of Cambridge's setting; and Prevents coalescence between settlements and with Cambridge.
	 Function with regard to the special character of Cambridge and it's setting: The distribution, physical separation, setting, scale and character of Green Belt villages; and A landscape which retains a strong rural character.
	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).
	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 & 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.
Is the site subject to any other	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

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

Designations and Constraints	
Heritage considerations?	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.
Environmental and wildlife designations and considerations?	Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA. 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. Agricultural land of high grade – the majority of the site is grade 2 agricultural land.
Physical considerations?	Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning application. 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

	recommended that an odour assessment in accordance with PPG 24 is undertaken. 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.
Townscape and landscape impact?	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.
	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.
Can any issues be mitigated?	No - it is not possible to mitigate the impacts on the landscape and townscape. It has not been demonstrated odour issues can be addressed.

Infrastructure	
	Potentially suitable access and highway capacity but mitigation required.
Highways access?	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.
Utility services?	Electricity – development of this site will have no significant impact on existing network.
	 Mains Water – the site falls within the CWC Cambridge

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	 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. Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a predevelopment 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.
Drainage measures?	No FRA submitted. 13th Public Drain runs to south of site.
Any other	
issues?	
Can issues be	It is likely that issues would be capable of mitigation, although further
mitigated?	evidence would be required.

Tier 2 Conclusion:	Development of this site would have a significant adverse impact on the landscape and townscape of this area. There is no evidnce that
	odor issues can be appropriately mitigated.

Capacity	
Developable	
area	
Site capacity	No apositio conceitu provided
(floorspace)	No specific capacity provided.

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

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

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

Site with no development potential.

Employment and Retail Sites

Location	Bourn
Site name / address	TKA Tallent Site, Bourn Airfield
Category of site:	In the countryside, adjoins proposal for new village, subject to consultation in Local Plan Issues and Options 2012
Description of promoter's proposal	Employment Development
Site area (hectares)	9.4 ha
Site Number	EM3
Site description & context	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 form Highfields Caldecote from a significant tree belt. 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. 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.
Current or last use of the site	General industry.
Is the site Previously Developed Land?	Yes.
Allocated in the current development plan?	No.
Planning history	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.

	 2004, Local Plan – not included as a potential housing site. 2007, Local Development Framework – not included as a potential housing site. 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). Specifically to this site various planning permissions for use of buildings for industry, storage, and other office development.
Source of site	Issues and Options 2012 Representation: 42509

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	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.
Does the site warrant further assessment?	Yes.

Designations and Constraints	
Heritage considerations?	Two Listed Buildings on the Broadway, but over 1.5km from the site. 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.
Environmental and wildlife designations and considerations?	Tree Preservation Orders covering areas of tress to east and west of site. Site largely previously developed land.
Physical considerations?	Land contamination – this site is previously military land/airfield and industrial development. This can be dealt with by condition. 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 is wider airfield site was developed as a new village. 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.
Townscape and landscape impact?	Noise issues from A428 capable of appropriate mitigation. 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.
Can any issues be mitigated?	Yes.

Infrastructure	
Highways	Potentially suitable access and highway capacity but mitigation
access?	required.

Utility services?	 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. The assessment of the Bourn Airfield option identified the need for uprated utilities to accommodate development. This site alone would be a much less significant scale, and incorporates existing development. Electricity – development of this site will have no significant impact on the existing electricity network. 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. Gas – National Grid do not provide a gas supply for Caldecote. 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.
Drainage measures?	No FRA submitted.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	Subject to appropriate mitigation the site is developable.
Conclusion:	

Capacity	
Developable area	
Site capacity (floorspace)	No specific capacity provided.

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

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

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

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.

Employment and Retail Sites

Location	Sawston
Site name / address	Land adjoining Sawston Bypass
Category of site:	Land in the Countryside (adjoining an established employment area)
Description of promoter's	Employment development.
proposal	B1/B2 Use Class, to support expansion of adjoining employment site.
Site area (hectares)	37.8 ha
Site Number	EM4
Site description & context	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.
Current or last use of the site	Agricultural land, woodland.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	None.
Source of site	Issues and Options 2012 Representation: 39564

Tier 1: Strategic Considerations	
	The site is within the Green Belt The land contributes to a number of Green Belt purposes and
Green Belt	functions. Green Belt Purpose:
	Prevents coalescence between settlements and with Cambridge.

	Function with regard to the special character of Cambridge and it's setting:The distribution, physical separation, setting, scale and character
	of Green Belt villages; and
	A landscape which retains a strong rural character.
	It would merge the Spicers development with the edge of Sawston, impacting on settlement form and having a substantial negative impact on rural character. Yes.
	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.
Is the site subject to any other considerations that have the	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.
potential to make the site unsuitable for development?	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.
	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.
	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.
	There is insufficient evidence that the site could be developed without harm to the site. It should therefore not be taken forward.
Tier 1 conclusion:	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.

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.

	Designations and Constraints
Heritage considerations?	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.
Environmental and wildlife designations and considerations?	Dernford Farm County Wildlife Site lies adjacent to the SSSI.
Physical considerations?	 Public Right of way crosses northern part of site. 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. Noise issues from Railway line – likely to be capable of appropriate mitigation. Small part within zone 2 and 3 Groundwater Protection Zone.
Townscape and landscape impact?	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. It would create a substantial area of built development on the western side of Sawston, resulting in a significant impact on townscape.
Can any issues be mitigated?	No. Landscape and townscape impact cannot be successfully mitigated. Biodiversity issues are addressed above.

Infrastructure	
Highways access?	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.
Utility services?	 Electricity – development of this site is not supportable from existing network. Significant reinforcement and new network will be required. 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. Gas – Sawston has a gas supply. 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.
Drainage measures?	No FRA provided.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	Significant impact on landscape and townscape
Conclusion:	Significant impact on landscape and townscape.

Capacity	
Developable	
area	
Site capacity	No specific capacity provided.
(floorspace)	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.

Potential Suitability	
Conclusion	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.

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

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

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

Employment and Retail Sites

Location	Melbourn / Shepreth
Site name / address	Land north of Melbourn, south of the A10 (CEMEX site)
Category of site:	A development in the countryside, not adjacent to the existing development framework.
Description of promoter's proposal	Employment Development (site has also been proposed for residential development)
Site area (hectares)	33.5 ha
Site Number	EM5
Site description & context	Arable fields in open area, largely surrounded by other arable fields. 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. 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.
Current or last use of the site	Agricultural land.
Is the site Previously Developed Land?	No.
Allocated in the current development plan?	No.
Planning history	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.
Source of site	Issues and Options 2012 Representation: 46419

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

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

Designations and Constraints	
Heritage considerations?	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.
Environmental and wildlife designations and considerations?	No designated sites. 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.
Physical considerations?	Site is Grade 2 agricultural land. Potential noise issues from the A10 would require mitigation.
Townscape and landscape	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.
impact?	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

	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.
	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.
Can any issues be mitigated?	No.

	Infrastructure
	Potentially suitable access and highway capacity but mitigation required.
Highways access?	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.
Utility services?	 Electricity – no significant impact on existing network. 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. Gas – Melbourn has a gas supply. 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.
Drainage measures?	No FRA submitted.
Any other issues?	None.
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier	2	
Con	clusion	:

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

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

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

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

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

Site with no development potential.

Employment and Retail Sites

Location	Pampisford
Site name / address	Land off London Road
Category of site:	Within village framework.
Description of promoter's proposal	Employment development (support for maintaining employment allocation of the site)
Site area (hectares)	2.5 ha
Site Number	EM6
Site description & context	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.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
Allocated in the current development plan?	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
	Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.
Planning history	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.
	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)
	b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)
	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.
Source of site	Issues and Options 2012 Representations: 46981 & 46984

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	Flood zone 2 (medium risk).
Tier 1 conclusion:	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.

Tier 2: Significant Loca	al Considerations
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Designations and Constraints	
Heritage considerations?	No. County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
Environmental and wildlife designations and considerations?	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.
Physical considerations?	Contamination issues capable of being addressed by planning condition. Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
Townscape and landscape impact?	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.

Can any issues	Yes.
be mitigated?	163.

	Infrastructure	
Highways access?	Through the recent planning permissions, it was demonstrated that access could be achieved, with appropriate mitigation measures.	
Utility services?	 Electricity – no significant impact on existing network. 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. Gas – Sawston has a gas supply. 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. 	
Drainage measures?	Recent planning applications included an FRA that was acceptable to	
Any other issues?	the Environment Agency.	
Can issues be mitigated?	It would be possible to achieve highways access with appropriate mitigation.	

Tier 2	Recent planning permissions indicate the site is capable of being
Conclusion:	developed for employment uses.

Capacity	
Developable	
area	
Site capacity (floorspace)	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.

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

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

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

Following allocation in the existing development plan, the site has gained planning permission. It remains a suitable option for employment development.

Employment and Retail Sites

Location	Pampisford
Site name / address	Land off London Road
Category of site:	Within Development Framework of Infill Village
Description of promoter's proposal	Convenience goods retail.
Site area (hectares)	2.5 ha
Site Number	RE1
Site description & context	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.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Most of land on London road frontage is previously developed. There is some greenfield land to the rear of the site.
Allocated in the current development plan?	Yes. The land to the rear of the site is identified as an employment allocation (commitment).
	Land west of Eastern Counties Leather Pampisford was allocated for employment development in the 1993 Local Plan.
Planning history	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.
	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)
	b) Outline application for Class B1 business development - Phase 3. (planning reference S/1363/10)
	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.
Source of site	Issues and Options 2012 Representation: 46973

Tier 1: Strategic Considerations	
Green Belt	No.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	Flood zone 2 (medium risk).
Tier 1 conclusion:	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.

Designations and Constraints	
Heritage considerations?	County Council Historic Environment Team indicate that it is unlikely that significant archaeological remains will survive in the area.
Environmental and wildlife designations and considerations?	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.
Physical considerations?	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.
Townscape and landscape impact?	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.
Can any issues	Issues are likely to be capable of mitigation, but could impact on the
be mitigated?	nature of facilities that could be accommodated.

Infrastructure	
Highways access?	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. 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.
Utility services?	 Electricity – no significant impact on existing network. 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. Gas – Sawston has a gas supply. 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 will be funded by the developer.
Drainage measures?	Recent planning applications included an FRA that was acceptable to the Environment Agency.
Any other issues?	
Can issues be mitigated?	It is likely that issues would be capable of mitigation, although further evidence would be required.

Tier 2	Subject to appropriate mitigation the site is developable.
Conclusion:	Subject to appropriate mitigation the site is developable.

	Capacity
Developable	
area	
Site capacity (floorspace)	Unknown (Capable of accommodating a large supermarket, site similar scale of site to Trumpington Waitrose)
(noorspace)	

Potential Suitability	
	This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.
Conclusion	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.
	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.
	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.'
	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.

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

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

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

Location	Pampisford
Site name / address	Sawston Park
Category of site:	Within Development Framework of Infill Village
Description of promoter's proposal	Convenience goods retail.
Site area (hectares)	1.46 ha
Site Number	RE2
Site description & context	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.
Current or last use of the site	Employment land.
Is the site Previously Developed Land?	Yes.
Allocated in the current development plan?	No.
Planning history	Primarily industrial and warehouse buildings, and some ancillary retail uses e.g. pet food supplies.
Source of site	Issues and Options 2012 Representation: 50379

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

Despite not being in zone 1 it is considered suitable for further
assessment.

Tier 2: Significant Local Considerations

Designations and Constraints	
	No.
Heritage	
considerations?	County Council Historic Environment Team indicate it is unlikely that
	significant archaeological remains will survive in the area.
Environmental	
and wildlife	
designations	No designations.
and	
considerations?	
	Contamination issues capable of being addressed by planning condition.
Physical considerations?	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.
Townscape and	Existing developed site incorporating a range of industrial style
landscape	buildings. Would be capable of development without additional
impact?	improvements, or potential improvement.
Can any issues	Issues are likely to be capable of mitigation, but could impact on the
be mitigated?	nature of facilities that could be accommodated.

Infrastructure	
	Potentially suitable access and highway capacity but mitigation required. Although an existing developed site, the impacts of retail would need to be reconsidered.
Highways access?	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.
Utility services?	 Electricity – no significant impact on existing network. 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

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	 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. Gas – Sawston has a gas supply. 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.
Drainage	Recent planning applications on an adjoining site included an FRA
measures?	that was acceptable to the Environment Agency.
Any other	
issues?	
Can issues be	It is likely that issues would be capable of mitigation, although further
mitigated?	evidence would be required.

Tier 2 Conclusion:	Subject to appropriate mitigation the site is developable.
conclusion.	

Tier 3: Site Specific Factors

Capacity	
Developable	
area	
Site capacity	Unknown (Coole of site could cocommedating a large supermarket)
(floorspace)	Unknown (Scale of site could accommodating a large supermarket)

	Potential Suitability
	This site is currently an employment site in active use. Its development for retail would reduce the employment land available in Sawston.
Conclusion	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.
	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

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.
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.'
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.

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

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

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

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THEME	Sustainability	Decision Making		
		Criteria Score		Notes
	irreversible loss	Will it use land that has been previously developed?	0	100% greenfield site.
	land, economic	Will it use land efficiently?	N/A	100 % greenneid site.
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	0	Grade 3 agricultural land.
& Soil Resources		Will it avoid the sterilisation of economic mineral reserves?		
rces		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.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
Air	Improve air	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.
Quality and	sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light		
Envi		pollution, odour and vibration? 0		Development compatible with neighbouring uses. Some potential for traffic noise from A14, but should be possible to mitigate.
Environmenta		Will it minimise, and where possible address, land contamination?	+	Potential form former uses, but capable of appropriate mitigation.
al Pollution		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	Will it conserve protected species and protect sites designated for nature conservation interest		
Ŷ		and geodiveristy?	0	

r				
	Maintain and	Will it reduce habitat		
	enhance the	fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
	species	to achieve		
	•	Biodiversity Action		Existing site largely laid to grass with some trees and hedges. Potential
		Plan Targets)?	+	for enhancement.
	Improve	Will it improve		
	opportunities for	access to wildlife and		
		green spaces,		
	access and	through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
-	Maintain and	Mill it maintain and	0	
		Will it maintain and		Significant impact on the landscape, and on Green Belt purposes. The
		enhance the diversity		site has been identified as important in maintaining a green wedge
	,	and distinctiveness		between Cambridge and Milton. The site has a distinctive green
	distinctiveness	of landscape		character having mature trees along all of its boundaries and forms a
1	of landscape	character?		vital function.
	and townscape	Will it maintain and		
La	character	enhance the diversity		Impact of merging village with Cambridge. This is noted in the
nd		and distinctiveness		Cambridge Green Belt Study 2002 figure 1641LP/09 as a special quality
sc		of townscape		to be safeguarded.
Landscape,		character?		
	Avoid damage	Will it protect or		
ō	to areas and	enhance sites,		
N N	sites designated	features or areas of		
Townscape	for their historic	historical,		
pe	interest, and	archaeological, or		
a	protect their	cultural interest		
and	settings.	(including		
Ω	-	conservation areas,		
LIFE		listed buildings,		
ra		registered parks and		
		gardens and		
ler		scheduled		
Cultural Heritage		monuments)?	0	No heritage designations near to the site.
ge	Create places,	Will it lead to		
	spaces and	developments built to		
		a high standard of		
1		design and good		
1	well and look	place making that		
	good	reflects local		
1		character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable		
		energy resources?	0	
	(including	Will it promote	•	
1	· •	energy efficiency?	N/A	
1	emissions)	Will it minimise		
Ω	/	contributions to		
m		climate change		
ate		through sustainable		
ő		construction		
Climate Change		practices?	N/A	
ng	Reduce	Will it minimise risk		
Ø		to people and		
		property from		
		flooding, and		
1	change chects	incorporate		
1		sustainable drainage		
1		measures?	0	Site within zone 1 (low risk).
			3	

		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	
			IN/A	
		Will it promote good health, encourage		
		healthy lifestyles,		
-		and reduce health		
lea		inequalities?	N/A	
Health		Will it reduce actual		
		levels of crime, and		
	and reduce fear	will it reduce fear of		
		crime?	N/A	
		Will it increase the		
		quantity and quality		
		of publically		
		accessible open		
	accessible open	space?	0	No additional open appear proposed
	space. Ensure all		0	No additional open space proposed.
Inclusive		Will it support the provision of a range		
lus	access to	of housing types and		
İVe		sizes, including		
		affordable and key		
Communities		worker housing, to		
ШШ		meet the identified		
niti	_	needs of all sectors		
es		of the community?	N/A	
+		Will it provide for		
lou		housing for the		
Housing		ageing population?	N/A	
g		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling Showpeople? 0		
		Will it improve		
_ .		accessibility to key		
Der =		local services and		
		facilities, including		
uitii.	facilities (e.g.	health, education		
		and leisure (shops,		
		post offices, pubs,		
fin		sports facilities etc?)	+	Site lies between Cambridge (+++) and Milton (0/+)
		Sub-Indicator:		Milton village 400m Chapterton 2000m
vina		Distance to centre	+++	Milton village 400m , Chesterton 2000m
n t		Will it improve quality and range of key		
E A		local services and		
Br	2	facilities including		
he commun		health, education		
		and leisure (shops,		
itv		post offices, pubs		
1		etc?)	0	Proposed for employment development.
			~	

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

1	1			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
1	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	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:	TTT	
				Dur na Olama idaa ay ayaa iyaatala 20 minuta faanaa ay ay iya
		Frequency of Public		Bus no. 9 provides an approximately 30 minute frequency service
		Transport 0		during the day, whether less frequency at some times.
Transport		Sub-indicator:		
SUE		Typical Public		
ğ		Transport Journey		
Ă		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	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the	v	
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
	1	motoriseu moues?	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

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

		Will it reduce habitat		
		fragmentation,		
		enhance native		
		species, and help		
		deliver habitat		
	habitats and	restoration (helping		
	species	to achieve		
		Biodiversity Action		Site currently open fields. Potential for enhancement, such as increased
		Plan Targets)?	+	tree planting and areas to promote biodiversity.
		Will it improve		
		access to wildlife and		
		green spaces,		
		through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
	Maintain and	Will it maintain and		
		enhance the diversity		
	,	and distinctiveness		
		of landscape		
		character?		Significant impact on the landscape, and on Green Belt purposes.
	and townscape	Will it maintain and		
5	character	enhance the diversity		
Ind		and distinctiveness		
lsc		of townscape		
Landscape, Townscape		character?		Impact on character and scale of village.
Ģ.	Avoid damage	Will it protect or		
Ī	to areas and	enhance sites,		
NN.	sites designated	features or areas of		
SCS	for their historic	historical,		
pe	interest, and	archaeological, or		
a	protect their	cultural interest		
	settings.	(including		
S		conservation areas,		
lt		listed buildings,		
ra		registered parks and		No heritage designations near to the site.
Ŧ		gardens and		
Prit		scheduled		Archaeological remains would require investigation and evaluation prior
Cultural Heritage		monuments)? 0		to determining any planning application on the site.
e	Create places,	Will it lead to		
		developments built to		
		a high standard of		
		design and good		
		place making that		
	good	reflects local	N1/A	
<u> </u>		character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable	~	
		energy resources?	0	
		Will it promote	N1/A	
	greenhouse gas emissions)	energy efficiency?	N/A	
0	eniissions)	Will it minimise		
lii		contributions to		
nat		climate change		
e (through sustainable		
٦ کر		construction	N1/A	
Climate Change	. .	practices?	N/A	
Je	Reduce	Will it minimise risk		
		to people and		
		property from		
	change effects	flooding, and		
		incorporate		
		sustainable drainage measures?	0	Site within zone 1 (low risk).

		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	
		Will it promote good		
		health, encourage		
		healthy lifestyles,		
т		and reduce health		
Health		inequalities?	N/A	
lth		Will it reduce actual		
	prevent crime	levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
		Will it increase the		
	quantity and	quantity and quality		
		of publically		
		accessible open		
	accessible open space.	space?	0	No additional open space proposed.
		Will it support the	0	
Inclusive		provision of a range		
ISN	access to	of housing types and		
Ve		sizes, including		
		affordable and key		
Communities		worker housing, to		
μu	0	meet the identified		
niti		needs of all sectors		
es -		of the community?	N/A	
		Will it provide for		
Sno		housing for the ageing population?		
Housing			N/A	
Û		Will it provide for the		
		housing		
		accommodation needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople? 0		
		Will it improve		
i	quality, range	accessibility to key		
Pa	and accessibility	local services and		
inciusive		facilities, including		
itie		health, education		
_		and leisure (shops,		Site adjoins Milton, currently a Group Village (subject to consultation as
		post offices, pubs, sports facilities etc?)		to whether it should be a higher category of better served group / Minor Rural Centre)
in		Sub-Indicator:	-10	
1 D		Distance to centre	-	850m to centre of Milton
ling		Will it improve quality		
ttr		and range of key		
he commun		local services and		
n on		facilities including		
		health, education		
lini		and leisure (shops,		
ŧ		post offices, pubs		
		etc?)	0	Proposed for employment development.

i	1	L		
		Will improve relations		
		between people from		
		different backgrounds or		
		social groups?	N/A	
	Redress	Will it redress	11/7	
	inequalities	inequalities?	N/A	
	related to age,	Will it increase the	14/7 4	
	disability,	ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith,	reach' groups?		
	location and		N/A	
	income	Will it encourage	IN/A	
	Encourage and enable the	engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community			
	activities		0	Proposed for employment development.
	Improve the	Will it support		
	efficiency,	business		
Ш	, vitality and	development and enhance		
ğ	adaptability of	competitiveness,		
no	the local	enabling provision of		
<u> </u>	economy.	high-quality		
Act	,	employment land in		
ivit		appropriate locations		
<		to meet the needs of		Could deliver 9.5 hectares of employment land. Separated from
		businesses, and the	0	Cambridge reducing walking and cycling access, but accessible to park
		workforce?	+/?	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		espelator nom oumenago, out or a organiount dould.
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local centres? 0		
	Help people	Will it encourage the		
	gain access to	rural economy and		
	satisfying work	diversification, and		
	appropriate to	support sustainable		
	their skills,	tourism? 0		
	potential and	Will it contribute to		
	place of	providing a range of		
	residence	employment		Could deliver 9.5 hectares of employment land. Separated from
		opportunities, in accessible locations?	+/?	Cambridge reducing walking and cycling access, but accessible to park and ride.
	Support	Will it improve the	·/ !	
	appropriate	level of investment in		
	investment in	key community		
	people, places,	services and		
	communications	infrastructure,		
	and other 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	N1/A	
	the economy?	N/A	
Reduce t			
need to t			
and prom			
more	integration of		
sustainat			
transport			
choices.	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:		
an	Typical Public		
Transport	Transport Journey		
а Т	Time to Cambridge		
	City Centre or Market		
	Town	+	Timetabled 20 mins to Cambridge.
	Sub-indicator:		
	Distance for cycling		
	to City Centre or		4.5 km as the crow flies to Cambridge. Note due to A10 A14, some
	Market Town	+++	routes may be circuitous.
Secure	Will it provide safe		
appropria			
investme			It is likely that access and capacity could be achieved but mitigation
developn			measures would be required. Further evidence would be required in the
transport		0	form of a Transport assessment and Travel Plan.
infrastruc			
and ensu	re the transport network		
safety of	the safer for and		
transport	promote use of non-		
network.	motorised modes?	0	

Site No: EM3 Address: TKA Tallent Site, Bourn Airfield Location: Bourn Category of site: Employment Site Site area: 9.4 ha

Ŧ				
THEME		Decision Making Criteria Score		Notes
	Minimise the irreversible loss of undeveloped land, economic	Will it use land that has been previously developed? Will it use land	+++	Site is largely previously developed.
Land	reserves, and productive agricultural holdings and the degradation /	efficiently? Will it protect and enhance the best and most versatile agricultural land?	<u>N/A</u>	Not agricultural land.
& Soil Resources		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the		
Se		degradation/loss of soils due to new development'?	0	
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
	Improve air	Will it maintain or improve air quality?	0	
Air Quality and Envir	minimise or mitigate against sources of environmental pollution	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.
Environmental Pollution		Will it minimise, and where possible address, land contamination? +		Contamination issues capable of being addressed by planning condition.
ollution		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		
Ľ		and geodiveristy?	0	

enhance the range and wishilty of characteria pecies enhance native genetics 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 opporting pecies Nein Targels;7 0 Improve opporting pecies No specific measures proposed. Maintain and pecies enhance the diversity and formatic conservation of landscape of landscape of landscape of landscape character 0 No specific measures proposed. Maintain and enhance the diversity and formaces of landscape of landscape of landscape of landscape of landscape of landscape character No specific measures proposed. Will it maintain and distinctiveness of landscape character Will it maintain and enhance the diversity and distinctiveness of landscape character? No specific measures proposed. Will it maintain and enhance the diversity and distinctiveness of landscape character? 0 / + as above. Will it maintain and enhance sites, sites designated paces and pecies Will it protect or ehance sites, laced buildings, areas of areas and erequires parks and good 0 / + as above. To there inters: and protect their good Will it protect or ehance sites, laced buildings, and areaseological, or conservation areas, laced buildings, equiptions to continuum interest good No heritage designations near to the site. To thereter Will it maintain and erec					
species is achieve the section Biodiversity Action Plan Targets)? 0 Through the development process. Mult it mprove opportunities for access to wildlife and green spaces, through delivery and access to green infrastructure? 0 No specific measures proposed. Mult it maintain and enhance the diversity and distinctiveness of landscape character? 0 No specific measures proposed. Mill it maintain and enhance the diversity and distinctiveness of landscape character? 0 No specific measures proposed. Will it maintain and enhance the diversity and distinctiveness of landscape character? 0 No specific measures proposed. Will it maintain and enhance the diversity and distinctiveness of low scape character? No specific measures proposed. Will it maintain and enhance the diversity and distinctiveness of low scape character? 0 / + As above. Will it motect or enhance stee, for their historical, or actural inferest including stemps 0 / + As above. Towe and base designated for their historical, or actasological, or entracter based grade steader 0 / + As above. Will it protect or entracter based grade distinctiveness of low scape 0 / + As above. Will it protect or entracter? No heritage designations near to the site. <td< td=""><td></td><td>enhance the range and viability of characteristic</td><td>enhance native species, and help deliver habitat</td><td></td><td>Assumptions for a neutral impact are that existing features that warrant</td></td<>		enhance the range and viability of characteristic	enhance native species, and help deliver habitat		Assumptions for a neutral impact are that existing features that warrant
Improve opportunities of access to wildlife and appreciate wildlife and appreciate minfastructure? O No specific measures proposed. Maintain access to green wildlife and distinctiveness of landscape and distinctiveness of landscape character As the site comprises existing large industrial buildings, development could provide opportunities to improve landscape impract of the site. Existing site views of the site from the weat are partly screened by trees and hedges, although the large hanger 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 lessene while impacts of the site. Will it maintain and enhance the diversity and distinctiveness of townscape for their historical, archaeological, or cultural interest (including goed 0 / + As above. Will it protect or enhance sites, stated seignated gardens and scheduled will it portect or enhance sites, stated seignated features and gardens and scheduled No heritage designations near to the site. Create places, good Will it support the use of renewable constructions to climate change (including from south sustanable constructions to climate change (including from sustanable constructions to climate change (including from sustanable construction N/A Will it mainter (including from the sustanable construction N/A		species	to achieve Biodiversity Action	0	retention can be retained or appropriate mitigation will be achieved
Maintain and enhance the diversity and distinctiveness of landscape and townscape character? As the site comprises existing large industrial buildings, development distinctiveness 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 first would also be lessened if it formed part of a wider development of the bourn ainfield 0 / + Unit if an and enhance the diversity and distinctiveness of townscape character? 0 / + As above. Avoid damage for their historic historical, or protect the cultural interest and developments built to buildings. registered parks and gardens and gardens and gardens and developments built to buildings that work well; and look climate change (including greenbuse gas energy efficiency? 0 No heritage designations near to the site. Visite treester to areas to conservation areas, listed buildings. registered parks and gardens and buildings that energy resources? 0 No heritage designations near to the site. Create places, spaces and climate change (including greenbuse gas energy resources? NA No heritage designations near to the site. Minimise impacts on climate change (including wule reflects local construction through sustainable construction construction through sustainable construction through sustainable construction through sustainable construction through sustainable construction through sustainable construction through sustainable N/A		Improve opportunities for people to access and appreciate wildlife and	Will it improve access to wildlife and green spaces, through delivery and access to green	0	No specific modeuros proposod
enhance the diversity diversity diversity and and distinctiveness of landscape character? could provide opportunities to improve landscape impact of the site. of landscape character? character? character? and distinctiveness of landscape character? of the site. bit introver landscape impacts of the site. Existing site views of the site from the west are partly screened by trees and hedges, atthough the large hangar style buildings can be seen from the west are partly screened by trees and hedges, atthough the large hangar style buildings can be seen from the haracter? users of landscape character? 0 /+ will it maintain and enhance the diversity and distinctiveness of townscape character? 0 /+ of townscape character? 0 /+ diversity and distinctiveness of for their historic historical, archaeological, or cultural interest, and gardens and scheduled the site. As above. Avoid damage differences, and developments buildings, registered parks and gardens and scheduled the site. No heritage designations near to the site. Create places, spaces and developments built to buildings that a high standard of work well, wear design and good place making that reflects local character? N/A Minimise impacts on climate change through sustainable construction protects flooding, and good place making that reflects local construction protocles? N/A Minimise impacts on climate change through sustainable consthrough sustainable construction protocles?				0	
Bitsed Beignated Features or areas of or their historic interest, and archaeological, or protect their conservation areas, listed buildings, registered parks and gardens and scheduled 0 / + As above. Cereate places, spaces and good Will it protect or enhance sites, historical, interest, and gardens and scheduled No heritage designations near to the site. Create places, spaces and good Will it eat to historical, instered buildings, registered parks and gardens and scheduled No heritage designations near to the site. Create places, spaces and good Will it eat to place making that good No heritage designations near to the site. Create places, spaces and good Will it support the energy resources? N/A Minimise (including greenhouse gas energy efficiency? N/A Will it minimise contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to future climate change effects flocing, and N/A		enhance the diversity and distinctiveness of landscape and townscape	enhance the diversity and distinctiveness of landscape	0.4.1	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
Torman character? 0 / + As above. Avoid damage to areas and sites designated features or areas of for their historical, interest, and interest, and protect their settings. Will it protect 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 well and look good Will it lead to developments built to buildings that a high standard of work well, wear genenhouse gas (including greenhouse gas emissions) Will it support the use of renewable energy efficiency? N/A Minimise impacts on climate change (including greenhouse gas encry efficiency? N/A N/A Reduce vulnerability to future climate change effects Will it minimise risk to people and properly from properly from properly from properly from N/A	a			0/+	SITE.
Torus character? 0 / + As above. Avoid damage to areas and sites designated for their historical, interest, and protect their settings. Will it protect or features or areas of historical, interest, and conservation areas, listed buildings, conservation areas, listed buildings, conservation areas, listed buildings, registered parks and gardens and scheduled No heritage designations near to the site. Create places, spaces and buildings that work well, wear (including greenhouse gas (including (including greenhouse gas emissions) Will it lead to developments built to a high standard of work well wear energy efficiency? N/A Minimise missions) Will it support the use of renewable energy resources? N/A Minimise missions) Will it minimise risk to people and property from practices? N/A	ndscape		enhance the diversity and distinctiveness		
and for their historical, interest, and protect their instorical, cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled 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 work well, wear well and look good Nill it support the use of renewable climate change emissions) Will it support the climate change emissions) Will it support the use of renewable contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to thure climate change effects Will it minimise minimise emissions) Will it minimise through sustainable construction practices? N/A				0/+	As above.
and for their historical, interest, and protect their instorical, cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled 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 work well, wear well and look good Nill it support the use of renewable climate change emissions) Will it support the climate change emissions) Will it support the use of renewable contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to thure climate change effects Will it minimise minimise emissions) Will it minimise through sustainable construction practices? N/A	nwo				
Bit of their historical, and interest, and protect their settings. Conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? Create places, spaces and developments built to buildings that work well, wear design and good No heritage designations near to the site. Minimise use of the energy efficiency? N/A Minimise of the energy efficiency? N/A Minimise use of renewable construction on practices? N/A Reduce vulnerability to to popelt and good through sustainable construction practices? N/A	SCS	to areas and	enhance sites,		
and for their instorical, and interest, and interest, and protect their 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 good Will it lead to developments built to buildings that a high standard of work well, wear developments built to place making that reflects local character? N/A Minimise impacts on clinities on green while clinities on practices? Will it support the clinities on the site of the clinities on the site of renewable clinities on clinities on clinities on through sustainable construction statistics on clinities on practices? Minimise impacts on clinities on through sustainable construction statistics on climate change through sustainable construction practices? N/A Reduce vulnerability to to people and through sustainable construction practices? N/A	ape				
Cline protect their settings. 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 good Will it lead to developments built to a high standard of place making that reflects local character? 0 No heritage designations near to the site. Minimise impacts on climate change (including greenhouse gas emissions) Will it support the use of renewable energy resources? 0 Vill it minimise contributions to contributions to co	an				
Settings. (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 good Will it lead to developments built to a high standard of work well, wear design and good well and look good 0 No heritage designations near to the site. Minimise (including greenhouse gas emissions) Will it support the use of renewable energy resources? N/A Vill it minimise contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to to people and thure climate change effects (fooding, and Will it minimise risk to people and thure climate change effects (fooding, and					
Immonuments)? 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 design and good place making that reflects local character? N/A Minimise (including greenhouse gas emergy efficiency? N/A Will it minimise construction practices? N/A Cimate Change emissions) Will it minimise is construction practices? N/A N/A Reduce vulnerability to future climate change effects flooding, and Will it minimise risk vulnerability to future climate flooding, and N/A	ült				
Immonuments)? 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 design and good place making that reflects local character? N/A Minimise (including greenhouse gas emergy efficiency? N/A Will it minimise construction practices? N/A Cimate Change emissions) Will it minimise is construction practices? N/A N/A Reduce vulnerability to future climate change effects flooding, and Will it minimise risk vulnerability to future climate flooding, and N/A	Jral	-			
Immonuments)? 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 design and good place making that reflects local character? N/A Minimise (including greenhouse gas emergy efficiency? N/A Will it minimise construction practices? N/A Cimate Change emissions) Will it minimise is construction practices? N/A N/A Reduce vulnerability to future climate change effects flooding, and Will it minimise risk vulnerability to future climate flooding, and N/A	Нe				
Immonuments)? 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 design and good place making that reflects local character? N/A Minimise (including greenhouse gas emergy efficiency? N/A Will it minimise construction practices? N/A Cimate Change emissions) Will it minimise is construction practices? N/A N/A Reduce vulnerability to future climate change effects flooding, and Will it minimise risk vulnerability to future climate flooding, and N/A	rita				
Create places, spaces and build it lead to developments built to buildings that a high standard of developments built to design and good place making that reflects local character? N/A Woll wear well, wear well, wear good place making that reflects local character? N/A Minimise Will it support the use of renewable energy resources? 0 (including greenhouse gas emissions) energy efficiency? N/A Will it minimise to construction practices? N/A Will it minimise construction practices? N/A Will it minimise to construction practices? N/A Reduce Will it minimise risk to people and property from future climate property from future climate property from future climate property from flooding, and N/A	ge				
spaces and buildings that work well, wear well and look good reflects local character? N/A 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 Will it minimise risk to people and property from future climate change effects to people and property from future climate change effects to people and property from future climate change effects to contributions to climate change through sustainable construction practices? N/A				0	No heritage designations near to the site.
buildings that work well, wear a high standard of design and good place making that reflects local character? Minimise Minimise Will it support the impacts on climate change (including greenhouse gas emissions) Will it support the use of renewable energy resources? 0 Vill it promote emissions) Will it promote contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to future climate Will it minimise risk to people and property from change effects N/A		Create places,			
work well, wear well and look good design and good place making that reflects local character? N/A Minimise impacts on climate change (including greenhouse gas emissions) Will it support the use of renewable energy resources? N/A Vill 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					
good reflects local character? N/A Minimise impacts on climate change (including greenhouse gas emissions) Will it support the use of renewable energy resources? 0 Vill it promote emissions) 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 change effects N/A		work well, wear			
Image: Character? N/A Minimise Will it support the use of renewable energy resources? 0 Image: Climate change (including greenhouse gas emissions) Will it promote energy efficiency? N/A Vill it minimise contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to future climate property from change effects N/A		well and look	place making that		
Minimise impacts on climate change (including greenhouse gas emissions) Will it support the use of renewable energy resources? 0 Officient (including greenhouse gas emissions) 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	1			N/A	
impacts on climate change (including greenhouse gas emissions) 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				11/71	
(including greenhouse gas emissions) Will it promote energy efficiency? N/A (including greenhouse gas emissions) 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 N/A		impacts on	use of renewable		
Cinate Charge effects flooding, and	1			0	
emissions) Will it minimise contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to future climate property from change effects flooding, and		-		NI/A	
Climate change contributions to climate change through sustainable construction practices? N/A Reduce vulnerability to future climate change effects flooding, and		、 -		11/74	
Construction practices? N/A Reduce vulnerability to future climate change effects Will it minimise risk to people and property from change effects N/A	Clii		contributions to		
Construction practices? N/A Reduce vulnerability to future climate change effects Will it minimise risk to people and property from change effects N/A	nat				
vulnerability to to people and future climate property from change effects flooding, and	e C				
vulnerability to to people and future climate property from change effects flooding, and	har			N/A	
future climate property from change effects flooding, and	ŋge		Will it minimise risk		
change effects flooding, and					
			incorporate		
sustainable drainage			sustainable drainage		
measures? 0 Site is located in Flood Zone 1.				0	Site is located in Flood Zone 1.

		Will it minimise the		
		likely impacts of		
		climate change on		
		the development		
		through appropriate	N1/A	
		design?	N/A	
		Will it use water in a		
		sustainable manner, and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
		Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
Τ		and reduce health		
Health		inequalities?	N/A	
5		Will it reduce actual		
		levels of crime, and		
		will it reduce fear of	N/A	
-		crime?	IN/A	
		Will it increase the quantity and quality		
		of publically		
		accessible open		
	accessible open			
	space.		0	No additional open space proposed.
=		Will it support the		
Inclusive	groups have	provision of a range		
lsiv		of housing types and		
		sizes, including		
g		affordable and key		
mm		worker housing, to meet the identified		
n	nousing	needs of all sectors		
Communities		of the community?	N/A	
		Will it provide for		
Ч		housing for the		
Housing		ageing population?	N/A	
ŋg		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople? 0		
		Will it improve accessibility to key		
ine -	quality, range	local services and		
inecualities		facilities, including		
alit		health, education		
Þs d		and leisure (shops,		
	transport,	post offices, pubs,		Nearest village is Highfields Caldecote, a Group Village. (If part of a
d ir	education,	sports facilities etc?)		Bourn Airfield new village option, could score higher).
K I		Sub-Indicator:		
and involving the community	opportunities)	Distance to centre	-	Around 800m ACF to Highfileds Caldecote Primary School
ing t		Will it improve quality		
	g	and range of key		
B		local services and		
mn		facilities including health, education		
he commun		and leisure (shops,		
Ĭ]	post offices, pubs		
		etc?)	0	Proposed for employment development.
1	1	L	U U	

		Will improve relations		
		between people from		
		different		
		backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
	inequalities	inequalities?	N/A	
	related to age,	Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith, location and	reach' groups?		
	income		N/A	
		Will it opeourage		
		Will it encourage engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community			
	activities		0	Proposed for employment development.
	Improve the	Will it support	-	
		business		
ш	competitiveness	development and		
8	, vitality and	enhance		
conomic Activity		competitiveness,		
mi		enabling provision of		
Ă	economy.	high-quality		
cti		employment land in		
ĺťy		appropriate locations		
		to meet the needs of		Could deliver (retain 0.4 besteres of employment land. Mould be yerry
		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		A development of this scale could support development of clusters,
		expansion of		although evidence base suggested need for land was more limited, and
		clusters?	+/?	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	Will it encourage the		
	gain access to	rural economy and		
		diversification, and		
		support sustainable		
	their skills,	tourism? 0		
	potential and	Will it contribute to		
	place of	providing a range of		
	residence	employment		
		opportunities, in		Could deliver / retain 9.4 hectares of employment land. Would be very
		accessible locations?	+	accessible to new village option, less so if a standalone development.
	Support	Will it improve the		
	appropriate	level of investment in		
		key community		
	people, places, communications	services and infrastructure,		The assessment of the Bourn Airfield option identified the need for
	and other	including		uprated utilities to accommodate development. This site alone would be
		broadband? -		a much less significant scale, and incorporates existing development.
		-		

1	1	L		
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	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:		
rar		Typical Public		
qsr		Transport Journey		
Transport		Time to Cambridge		
-		City Centre or Market		Timetabled 20mins to Cambridge during the day, 40 mins during
		Town +		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	Will it provide safe	-	
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure,	Will it make the	0	
	and ensure the			
	safety of the	transport network safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
	1	motoriseu moues?	U	

Site No: EM4 Address: Land adjoining Sawston Bypass Location: Sawston Category of site: Employment Site Site area: 3.7 ha

	Criteria Score		Notes
irreversible loss of undeveloped land, economic	developed? Will it use land	0	100% greenfield site.
reserves, and		N/A	
agricultural holdings and the degradation /	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.
production and support the reuse and recycling of	reduction in household waste, and increase waste recovery and	N/A	
Improve air	Will it maintain or		Minor negative impact on air quality due to scale of development
minimise or mitigate against sources of environmental pollution	Minimise, and where		generating local traffic movements. Noise issues form railway capable of appropriate mitigation.
	Will it minimise, and where possible address, land contamination? 0		
	Will it protect and where possible		Small part within zone 2 and zone 3 Groundwater Source Protection Zone
	of the water environment?		The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
to designated sites and protected	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.
	Objective 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 Improve air quality and minimise or	ObjectiveCriteria ScoreMinimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soilsWill it use land that has been previously developed?Will it use land efficiently?Will it use land efficiently?Will it protect and enhance the best and most versatile agricultural land?loss of soilsWill it protect and enhance the best and most versatile agricultural land?Will it avoid the sterilisation of economic mineral reserves?Minimise waste production and support the reuse and recycling of minimise or mitigate against sources of environmental pollutionWill it encourage recovery and recycling?Minimise or mitigate against sources of environmental pollutionWill it maintain or improve air quality?Minimise or mitigate against sources of environmental pollutionWill it maintain or improve air quality?Will it minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?Avoid damage to designated sites and protectedWill it conserve protected species and protect sites designated for nature	Objective Criteria Score 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? N/A Will it use land efficiently? N/A Will it use land enhance the best and most versatile agricultural land? N/A Vill it avoid the sterilisation of economic mineral reserves? - 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 Improve air quality and minimise or mitigate against sources of environmental pollution Will it maintain or improve air quality? - Will it 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 0 Will it protect and where possible enhance the quality of the water environment? 0 Avoid damage to designated sites and protected species Will it conserve protected species and protect sites and protect sites and protect sites and protect sites

	Maintain and	Will it reduce habitat		
	enhance the	fragmentation,		
	range and	enhance native		
	viability of	species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		
	species	to achieve Biodiversity Action		
		Plan Targets)?		Potential harm to biodiversity as a result of impact on designated sites.
	Improvo	Will it improve		i otential nami to biodiversity as a result of impact of designated sites.
	Improve	access to wildlife and		
		green spaces,		
		through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
	Maintain and	Will it maintain and		
		enhance the diversity		Much of the site is flat open agricultural land. Site is visible from higher
		and distinctiveness		and of Cambridge Road to the east. As a result development would
	distinctiveness	of landscape		have a much greater impact than the existing Spicer's site, It would not
	of landscape	character?		be capable of appropriate mitigation.
	and townscape	Will it maintain and		
5	character	enhance the diversity		
anc		and distinctiveness		
Sc		of townscape		It would create a substantial area of built development on the western
Landscape,		character?		side of Sawston, resulting in a significant impact on townscape.
Ģ.	Avoid damage	Will it protect or		
Townscape	to areas and	enhance sites,		
Nn	sites designated	features or areas of		
SCS	for their historic	historical,		
pe	interest, and	archaeological, or		
<u>a</u>	protect their	cultural interest		
p	settings.	(including		
5		conservation areas,		The site is located to the north of the nationally important Iron Age
ť		listed buildings,		hillfort Borough Hill (Scheduled Monument Number 1009396). There is
<u>ai</u>		registered parks and		evidence for a Saxon cemetery to the east. Excavations to the north
⊢		gardens and		have identified evidence for Iron Age, Roman and Saxon settlement. County Council Historic Environment Team would recommend
rita		scheduled monuments)? 0		evaluation prior to the determination of any planning application.
and Cultural Heritage	Create places			
	Create places, spaces and	Will it lead to developments built to		
		a high standard of		
		design and good		
	well and look	place making that		
	good	reflects local		
	5	character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable		
		energy resources?	0	
	(including	Will it promote		
	greenhouse gas	energy efficiency?	N/A	
	emissions)	Will it minimise		
G		contributions to		
ma		climate change		
ē		through sustainable		
S		construction		
Climate Change	L	practices?	N/A	
ge	Reduce	Will it minimise risk		
		to people and		
		property from		
	change effects	flooding, and		
		incorporate		
1		sustainable drainage measures?	0	Site within zone 1 (low risk).
1	1	110030103!	U	

	i .			
		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	
		Will it promote good	11/7	
		health, encourage		
		healthy lifestyles,		
Т		and reduce health		
Health		inequalities?	N/A	
t;		Will it reduce actual		
		levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
		Will it increase the		
		quantity and quality		
		of publically		
	publically accessible open	accessible open		
	space.	space :	0	No additional open space proposed.
_		Will it support the	0	
Inclusive		provision of a range		
usi	access to	of housing types and		
		sizes, including		
8		affordable and key		
mn		worker housing, to		
nur	0	meet the identified		
Communities		needs of all sectors	N1/A	
s,		of the community? Will it provide for	N/A	
		housing for the		
snc		ageing population?	N1/A	
Housing		v v · ·	N/A	
		Will it provide for the housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople? 0		
		Will it improve		
in		accessibility to key		
inerualities		local services and		
lali		facilities, including health, education		
ties		and leisure (shops,		
		post offices, pubs,		
		sports facilities etc?)	+	The nearest village is Sawston, a Rural Centre.
		Sub-Indicator:		
int	opportunities)	Distance to centre		The centre of Sawston is 1400m form the centre of the site.
ing		Will it improve quality		
th:		and range of key		
r a		local services and		
he commun		facilities including		
BLI	5	health, education		
nit 9		and leisure (shops,		
ŕ		post offices, pubs etc?)	<u> </u>	
	1	0.0:)	0	Proposed for employment development.

1	1	L		[]
		Will improve relations		
		between people from		
		different		
		backgrounds or social groups?	N/A	
	Redress	Will it redress		
	inequalities	inequalities?	N/A	
	related to age,	Will it increase the	11/7 1	
	disability,	ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith,	reach' groups?		
	location and		N1/A	
	income	Mill it openurage	N/A	
	Encourage and enable the	Will it encourage engagement with		
	active	community activities?		
	involvement of	· · · · · · · · · · · · · · · · · · ·		
	local people in			
	community			
	activities		0	Proposed for employment development.
	Improve the	Will it support		
	efficiency,	business		
П	, vitality and	development and enhance		
Ön	adaptability of	competitiveness,		
m	the local	enabling provision of		
conomic Activity	economy.	high-quality		
ſ		employment land in		
ĭ√i†		appropriate locations		Could deliver 3.7 hectares of employment land , but relatively isolated
		to meet the needs of		location, with limited public transport, walking and cycling access.
		businesses, and the workforce? ?		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		A development of this scale could support development of clusters,
		expansion of		although evidence base suggested need for land was more limited, and
		clusters?	+/?	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	Will it encourage the		
	gain access to	rural economy and		
	satisfying work	diversification, and		
	appropriate to	support sustainable		
	their skills,	tourism? 0		
	potential and place of	Will it contribute to		Could doliver 2.7 hostores of smalls ment lend, but relatively by the
	residence	providing a range of employment		Could deliver 3.7 hectares of employment land , but relatively isolated location, with limited public transport, walking and cycling access.
		opportunities, in		Evidence also suggests primary employment land need is related to
		accessible locations?	?	Cambridge.
İ	Support	Will it improve the		
	appropriate	level of investment in		
	investment in	key community		
	people, places,	services and		
	communications and other			
	infrastructure	including broadband?	+++	Capacity in existing STW to accommodate development
I	mastructure	si Jauballu :	115	

		1 A (*11 *1 *		
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to	N.L / A	
		the economy?	N/A	
	educe the	Will it enable shorter		
		journeys, improve		
		modal choice and		
		integration of		
		transport modes to		
	ansport	encourage or		
ch	noices.	facilitate the use of		
		modes such as		
		walking, cycling and		
		public transport?	0	Total score of 11.
		Sub-indicator:		
		Distance to bus stop		Around 850 metres from bus stop on New Road, but no timetabled
		/ rail station		service. High Street Sawston 1250m (0)
		Sub-indicator:		
		Frequency of Public		Citi 7 service provides 20 minute frequency service from Sawston High
		Transport +		Street. (4)
1		Sub-indicator:		
an		Typical Public		
Transport		Transport Journey		
n d		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)
Se	ecure	Will it provide safe		
	opropriate	access to the		
		highway network,		It is likely that access and capacity could be achieved but mitigation
		where there is		measures would be required. Further evidence would be required in the
		available capacity?	0	form of a Transport assessment and Travel Plan.
	frastructure,	Will it make the		
	nd ensure the	transport network		
	atety of the	safer for and		
	ansport	promote use of non-		
ne	etwork.	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

Ш	Objective	Decision Making Criteria Score		Notes
	of undeveloped	Will it use land that has been previously developed?	0	100% greenfield site.
	minoral	Will it use land efficiently?	N/A	
5	productive agricultural boldings and the	Will it protect and enhance the best and most versatile agricultural land?	_	Grade 2 agricultural land.
& Soil	loss of soils	Will it avoid the sterilisation of economic mineral reserves?		
Resources		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.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and recycling?	N/A	
	Improve air quality and	Will it maintain or improve air quality?	-	Scale of development in the countryside could have minor negative impacts on air quality.
r Quality and	minimise or	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and		
		vibration? Will it minimise, and	0	Potential noise issues from the A10 would require mitigation.
Environmenta		where possible address, land contamination? 0		
_		Will it protect and where possible		
Pollution		enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiv	Avoid damage to designated sites and protected	Will it conserve protected species and protect sites designated for nature		
sity	species	conservation interest and geodiveristy?	0	

	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.
	opportunities for people to access and appreciate wildlife and	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No oposifio mogouros proposod
	enhance the diversity and distinctiveness of landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	No specific measures proposed. 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.
Landscape,	character	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.
Townscape and Cultural	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		
Heritage		scheduled monuments)? 0		No heritage designations near to the site. Evidence of archaeology nearby, would require investigation.
ge	Create places, spaces and buildings that work well, wear	Will it lead to developments built to a high standard of design and good place making that reflects local	N//A	
<u> </u>	Minimise	character? Will it support the	N/A	
C	climate change	use of renewable energy resources?	0	
Climate Cha		Will it promote energy efficiency? Will it minimise contributions to	N/A	
Change		climate change through sustainable construction	N1/A	
I		practices?	N/A	

	Reduce	Will it minimise risk		
	vulnerability to	to people and		
	future climate	property from		
	change effects	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	10/7 (
		sustainable manner,		
		and enable and		
		encourage high		
		levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
I		and reduce health		
Health		inequalities?	N/A	
5	Reduce and	Will it reduce actual		
	prevent crime	levels of crime, and		
	and reduce fear	will it reduce fear of		
	of crime	crime?	N/A	
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of publically	of publically accessible open		
	accessible open			
		spaces	0	No additional open space proposed.
_	space.		0	No additional open space proposed.
Incl	space. Ensure all	Will it support the	0	No additional open space proposed.
Inclusi	space. Ensure all groups have	Will it support the provision of a range	0	No additional open space proposed.
Inclusive	space. Ensure all	Will it support the provision of a range of housing types and sizes, including	0	No additional open space proposed.
Inclusive Co	space. Ensure all groups have access to decent, appropriate and	Will it support the provision of a range of housing types and	0	No additional open space proposed.
Inclusive Comr	space. Ensure all groups have access to decent, appropriate and affordable	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to	0	No additional open space proposed.
Inclusive Commu	space. Ensure all groups have access to decent, appropriate and	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified	0	No additional open space proposed.
Communi	space. Ensure all groups have access to decent, appropriate and affordable	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		No additional open space proposed.
Communities	space. Ensure all groups have access to decent, appropriate and affordable	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?	0 N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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		No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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?		No additional open space proposed.
Communities	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	space. Ensure all groups have access to decent, appropriate and affordable	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	N/A	No additional open space proposed.
Communities -	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	N/A	No additional open space proposed.
Communities -	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 Will it improve	N/A	No additional open space proposed.
Communities - Housing	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 Will it improve accessibility to key	N/A	No additional open space proposed.
Communities - Housing	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 Will it improve accessibility to key local services and	N/A	No additional open space proposed.
Communities - Housing	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 Will it improve accessibility to key local services and facilities, including	N/A	No additional open space proposed.
Communities - Housing	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 Will it improve accessibility to key local services and	N/A	No additional open space proposed.
Communities - Housing inequalities	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 Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs,	N/A	
Communities - Housing	space. Ensure all groups have access to decent, appropriate and affordable housing Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education,	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 Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	N/A	No additional open space proposed.
Communities - Housing inequalities	space. Ensure all groups have access to decent, appropriate and affordable housing Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure	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 Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?) Sub-Indicator:	N/A N/A	Nearest settlement if Melbourn (Minor Rural Centre)
Communities - Housing inequalities	space. Ensure all groups have access to decent, appropriate and affordable housing Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education,	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 Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	N/A N/A	

and range of key local services and facilities including health, education and leisure (shops, post offices, pubs efc?) 0 Proposed for employment development. Will improve relations between people from different backgrounds or social groups? 0 Proposed for employment development. Redress inequalities? Will improve relations between people for influence decisions, assignment including hard to reader groups? N/A Redress inequalities? Will it redress including hard to reader groups? N/A Encourage and enable the community activities? Will it encourage employment and income N/A Encourage and enable the community activities? Will it support businesses, community activities? 0 Proposed for employment development. Improve the adaptability of businesses, commontly adaptability of the local economy. Will it support businesses, community activities? 0 Proposed for employment development. Given the scale of site it could provide a significant scale of employment development. employment and indevelopment and adaptability of businesses, and the workforce? +/? Will it protect the industries that thrive in the district - the key sectors such as research and development and commanity. A development of this scale could support development of clusters. athough evidence base suggested need for land was more limited, and development and commonity of cambridge. Will it protect the ishopping w			<u>г</u>		
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gain access to rural economy and satisfying work diversification, and		Help people			
satisfying work diversification, and					
		satisfying work	diversification, and		
			support sustainable		
their skills, tourism? 0		their skills,	tourism? 0		

	potential and place of residence	Will it contribute to providing a range of employment		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
		opportunities, in accessible locations?	+/?	employment land need is related to Cambridge. If combined with a residential site would improve accessibility to a residential community.
	people, places, communications	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	
	need to travel and promote more sustainable 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?	+	
		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.
	appropriate investment and development in	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.
	and ensure the	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	Decision Making		Nataa
	Objective Minimise the	Criteria Score Will it use land that		Notes
		has been previously		
	of undeveloped	developed?	+++	Site is largely previously developed.
	land, economic	Will it use land		
	mineral reserves, and	efficiently?	N/A	
	productive	Will it protect and		
	agricultural	enhance the best and most versatile		
Land		agricultural land?	0	Not agricultural land.
d &	loss of soils	Will it avoid the	0	
So		sterilisation of		
ii R		economic mineral		
Soil Resources		reserves?		
urc		Will it minimise the		
Se		degradation/loss of		
		soils due to new development'?	0	
	Minimise waste	Will it encourage		
		reduction in		
	support the reuse and	household waste, and increase waste		
		recovery and		
	waste products	recycling?	N/A	
⊳	Improve air quality and	Will it maintain or improve air quality?	0	Site not near major road or AQMA
Air Quality	minimise or	Minimise, and where	0	
lual		possible improve on,		
ity a		unacceptable levels of noise, light		
and	pollution	pollution, odour and		Noise issues need to be appropriately addressed, to protect the amenity
Environmental Pollution		vibration? 0		of nearby residential properties.
/iror		Will it minimise, and where possible		Contamination issues canable of being addressed by planning
Ime		address, land		Contamination issues capable of being addressed by planning condition.
nta		contamination? +		
PC		Will it protect and		
llut		where possible enhance the quality		
on		of the water		Outside Groundwater Source Protection Zone
<u> </u>		environment? 0		
	Avoid damage to designated	Will it conserve protected species		
	sites and	and protect sites		
Biodiversity	protected species	designated for nature conservation interest		
	species	and geodiveristy?	0	
	Maintain and	Will it reduce habitat	5	
		fragmentation,		
	range and viability of	enhance native species, and help		
	characteristic	deliver habitat		
	habitats and	restoration (helping		Recent planning applications included ecological appraisal, which
	species	to achieve Biodiversity Action		identified no habitats of ecological value, although features on site offered local opportunities for wildlife. Appropriate mitigation and
		Plan Targets)?	+	enhancement measures can be applied.

	opportunities for people to	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	No specific measures proposed.
	Maintain and enhance the diversity and	Will it maintain and enhance the diversity and distinctiveness	0	Development will be seen from London Road and the A1301, but in the context of existing commercial buildings on the site. With appropriate
		of landscape character?	0	design it will be possible to develop the site without significant impact on landscape or townscape with an appropriate mitigation strategy.
Landscape	and townscape character	Will it maintain and enhance the diversity and distinctiveness of townscape character? 0		
Landscape, Townscape and Cultural Heritage	to areas and sites designated	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		
age	buildings that	monuments)? Will it lead to developments built to a high standard of design and good place making that reflects local character?	00	No heritage designations near to the site.
	Minimise impacts on climate change	Will it support the use of renewable energy resources?	0	
	(including	Will it promote	N/A	
	emissions)	energy efficiency? Will it minimise contributions to climate change through sustainable construction practices?	N/A	
Climate Change	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	

	1	1		
		Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
He		and reduce health	N/A	
Health	Doduce and	inequalities?	IN/A	
_	Reduce and prevent crime	Will it reduce actual levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
-		Will it increase the	1073	
		quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open	space?		
	space.		0	No additional open space proposed.
Ē	Ensure all	Will it support the		
C u	groups have	provision of a range		
Inclusive		of housing types and		
	decent,	sizes, including affordable and key		
Ôn		worker housing, to		
Im	housing	meet the identified		
lni		needs of all sectors		
Communities		of the community?	N/A	
1		Will it provide for		
þ		housing for the		
Housing		ageing population?	N/A	
β		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
	lucence to the	Showpeople? 0		
		Will it improve accessibility to key		
		local services and		
		facilities, including		
	facilities (e.g.	health, education		
		and leisure (shops,		
	transport,	post offices, pubs,		Lies within Pampisford, an infill village which would score, but adjoins
	education, training, leisure	sports facilities etc?)		southern edge of Sawston.
	training, leisure	Sub-Indicator:		Sawston 1300m (measured to Sawston, infill village of Pampisford does
nvolving the community	opportunities)	Distance to centre		not have a village centre)
÷.	1	Will it improve quality		
P	PU	and range of key		
BB	7 AC	local services and facilities including		
B		health, education		
nit		and leisure (shops,		
	<u>ner</u>	post offices, pubs		
ne community		etc?)	0	Proposed for employment development.
		Will improve relations		
	5	between people from		
	30	different		
`	7	backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
		inequalities?	N/A	
		Will it increase the		
	disability, gender	ability of people to		
	assignment	influence decisions, including 'hard to		
	race, faith,	reach' groups?		
	location and	reach groups!		
	income		N/A	

1		A /'11 '1		
	Encourage and enable the	Will it encourage engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community			
	activities		0	Proposed for employment development.
	Improve the	Will it support		
	efficiency,	business		
ш	competitiveness	development and		
ß	, vitality and	enhance		
p	adaptability of	competitiveness,		
nic	the local economy.	enabling provision of high-quality		
Po	economy.	employment land in		
Economic Activity		appropriate locations		
ţ.		to meet the needs of		
		businesses, and the		Would result in completion of this partially developed employment site,
		workforce? +		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	Will it encourage the		
	gain access to	rural economy and		
	satisfying work	diversification, and		
	appropriate to	support sustainable		
ļ	their skills,	tourism?	N/A	
	potential and place of	Will it contribute to		
	residence	providing a range of employment		
		opportunities, in		Would result in completion of this partially developed employment site,
		accessible locations?	+	1.6 hectares of employment land, on the edge of Sawston.
	Support	Will it improve the		
	appropriate	level of investment in		Minor Utilities Infrastructure improvements required, but constraints can
	investment in	key community		be addressed. There is insufficient spare mains water capacity within
	people, places,	services and		the distribution zone to supply the number of proposed properties which
		infrastructure,		could arise if all the SHLAA sites within the zone were to be developed.
	and other	including		The sewerage network is approaching capacity and will require
	infrastructure	broadband? -		investigation and possibly mitigation.
		Will it improve access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	•			· · · · · · · · · · · · · · · · · · ·

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

Site No: RE1 Address: Land off London Road Location: Pampisford Category of site: Retail Site area: 2.5 ha

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	Sustainability Objective	Decision Making Criteria Score		Notes
	Minimise the irreversible loss of undeveloped	Will it use land that has been previously developed?	+++	Site is largely previously developed.
	mineral	Will it use land efficiently?	N/A	
5	productive	Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
d & Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?	0	
		Will it minimise the degradation/loss of soils due to new development'?	0	
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and	N 1/A	
		recycling? Will it maintain or	N/A	
r Quality and	sources of environmental	improve air quality? Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration? -		Site not near major road or AQMA Noise issues need to be appropriately addressed, to protect the amenity of nearby residential properties.
Environmenta		Will it minimise, and where possible address, land contamination? +		Contamination issues capable of being addressed by planning condition.
al Pollution		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	to designated sites and	Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	
	enhance the range and viability of characteristic habitats and	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.
	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.
Landscape,		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0 / -	As above.
Townscape and Cultural Heritage		Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	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	
	(including	Will it support the use of renewable energy resources? Will it promote energy efficiency?	0 N/A	
	emissions)	Will it minimise contributions to climate change through sustainable construction practices?	N/A	
Climate Change	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	

_		,		
		Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
He		and reduce health	N/A	
Health	Deduce and	inequalities? Will it reduce actual	IN/A	
1	Reduce and prevent crime	levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
-		Will it increase the	1071	
		quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open	space?		
	space.		0	No additional open space proposed.
Б	Ensure all	Will it support the		
CIU	groups have	provision of a range		
Inclusive	access to	of housing types and		
		sizes, including affordable and key		
Off	affordable	worker housing, to		
I	housing	meet the identified		
Communities	:	needs of all sectors		
les	•	of the community?	N/A	
1		Will it provide for		
	•	housing for the		
BuisnoH		ageing population?	N/A	
g		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and Travelling		
		Showpeople? 0		
	Improve the	Will it improve		
		accessibility to key		
	Rand accessibility	local services and		
		facilities, including		
	facilities (e.g.	health, education		
		and leisure (shops,		Line within Demoniafand, an infill village which would accord have diving
	otransport,	post offices, pubs, sports facilities etc?)		Lies within Pampisford, an infill village which would score, but adjoins southern edge of Sawston.
Ĩ		Sub-Indicator:		Sawston 1300m (measured to Sawston, infill village of Pampisford does
nvolving the community	opportunities)	Distance to centre		not have a village centre)
Ц	Ň	Will it improve quality		
he		and range of key		
B	òdra	local services and		
nn	SSS	facilities including		
Щų с	Ind	health, education		
Ť	Ine	and leisure (shops,		
-	Regressing inequalities and	post offices, pubs etc?)		Description of four sector it describes sector
	a	,	+ / +++	Proposed for retail development.
	les	Will improve relations between people from		
	2	different		
	ā	backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
		inequalities?	N/A	
	related to age,	Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith, location and	reach' groups?		
	income		N/A	
1				1

1		I		
	Encourage and	Will it encourage		
	enable the	engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community		0	
	activities		0	Proposed for retail development.
	Improve the	Will it support		
	efficiency,	business		
Ш	competitiveness	development and		
ğ	, vitality and	enhance		
no	adaptability of the local	competitiveness, enabling provision of		
lic	economy.	high-quality		
A	economy.	employment land in		
Economic Activity		appropriate locations		
ity		to meet the needs of		
		businesses, and the		Would result in loss of 1.6 hectares of employment land on the Iconix
		workforce?		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		Potential impact on Sawston village centre through delivery of out of
		centres?	- /	centre convenience retail.
	Help people	Will it encourage the		
	gain access to satisfying work	rural economy and diversification, and		
	appropriate to	support sustainable		
	their skills,	tourism?	N/A	
	potential and	Will it contribute to		
	place of	providing a range of		
	residence	employment		
		opportunities, in		Would result in loss of 1.6 hectares of employment land on the Iconix
		accessible locations?		site, reducing the employment land available in Sawston.
	Support	Will it improve the		
	appropriate	level of investment in		Minor Utilities Infrastructure improvements required, but constraints can
	investment in	key community		be addressed. There is insufficient spare mains water capacity within
	people, places,	services and		the distribution zone to supply the number of proposed properties which
	communications	infrastructure,		could arise if all the SHLAA sites within the zone were to be developed.
	and other	including		The sewerage network is approaching capacity and will require
	infrastructure	broadband? -		investigation and possibly mitigation.
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	

	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	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.
H		Sub-indicator:		
Transport		Typical Public		
spc		Transport Journey		
Ă		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	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure, and ensure the	Will it make the		
	safety of the	transport network		
	transport	safer for and		
	network.	promote use of non-		
	IICTWOIK.	motorised modes?	0	

Site No: RE2 Address: Sawston Park, London Road Location: Pampisford Category of site: Retail Site area: 1.46 ha

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

		Will it improve		
		access to wildlife and		
		green spaces,		
		through delivery and access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
		Will it maintain and		
		enhance the diversity		
	diversity and	and distinctiveness		Existing developed site incorporating a range of industrial style
		of landscape		buildings. Would be capable of development without additional
	of landscape	character?	0	improvements, or potential improvement.
	and townscape	Will it maintain and		
5	character	enhance the diversity		
nd		and distinctiveness		
SCS		of townscape		
Landscape,		character? 0		
		Will it protect or		
Townscape		enhance sites,		
nso		features or areas of historical,		
ap		archaeological, or		
ĕ	protect their	cultural interest		
and	settings.	(including		
		conservation areas,		
ult		listed buildings,		
Ira		registered parks and		
Ī		gardens and		
erit		scheduled		
Cultural Heritage		monuments)?	0	No heritage designations near to the site.
		Will it lead to developments built to		
		a high standard of		
		design and good		
	well and look	place making that		
	good	reflects local		
	ļ	character?	N/A	
		Will it support the		
		use of renewable	•	
	-	energy resources?	0	
	(including	Will it promote	N1/A	
		energy efficiency?	N/A	
		Will it minimise contributions to		
		climate change		
		through sustainable		
		construction		
		practices?	N/A	
	Reduce	Will it minimise risk		
Climate		to people and		
nat		property from		
		flooding, and		
ha		incorporate sustainable drainage		
Change		measures?	-	Site within zone 2 (medium risk).
æ		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	
L	1	· · · · · · · · · · · · · · · · · · ·		

_	1	1		
		Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
He		and reduce health inequalities?	N/A	
Health	Deduce and		IN/A	
	Reduce and prevent crime	Will it reduce actual levels of crime, and		
		will it reduce fear of		
		crime?	N/A	
-		Will it increase the	1071	
		quantity and quality		
	quality of	of publically		
	publically	accessible open		
	accessible open	space?		
	space.		0	No additional open space proposed.
Б	Ensure all	Will it support the		
Clu	groups have	provision of a range		
Inclusive	access to	of housing types and		
		sizes, including affordable and key		
Ô	affordable	worker housing, to		
m	housing	meet the identified		
Communities		needs of all sectors		
les		of the community?	N/A	
- 1		Will it provide for		
ģ		housing for the		
Pousing		ageing population?	N/A	
ō		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and Travelling		
		Showpeople? 0		
	Improve the	Will it improve		
		accessibility to key		
	and accessibility	local services and		
		facilities, including		
	facilities (e.g.	health, education		
	health,	and leisure (shops,		
	Stransport,	post offices, pubs, sports facilities etc?)		Lies within Pampisford, an infill village which would score, but adjoins
K	-	Sub-Indicator:		southern edge of Sawston. Sawston 1300m (measured to Sawston, infill village of Pampisford does
nvolving the community	opportunities)	Distance to centre		not have a village centre)
Ĕ	Ň	Will it improve quality		
þ.	A A A A A A A A A A A A A A A A A A A	and range of key		
B	or	local services and		
BR	S	facilities including		
Ĭ,	Ind	health, education		
ŧ	In	and leisure (shops,		
-	Regressing inequalities and	post offices, pubs etc?)		
	a	,	+ / +++	Proposed for convenience retail development.
	les	Will improve relations between people from		
		different		
	a	backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
	inequalities	inequalities?	N/A	
		Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment race, faith,	including 'hard to		
	location and	reach' groups?		
	income		N/A	

1	r			
	Encourage and	Will it encourage		
	enable the	engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community		0	
	activities		0	Proposed for retail development.
	Improve the	Will it support		
	efficiency,	business		
Ш	competitiveness	development and		
ğ	, vitality and	enhance competitiveness,		
n	adaptability of the local	enabling provision of		
lic	economy.	high-quality		
A	ccononny.	employment land in		
Economic Activity		appropriate locations		
Ť		to meet the needs of		
		businesses, and the		Would result in loss of employment land on the site, an existing
		workforce?		industrial estate providing employment in a Rural Centre.
1		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,		Determined impression constant village constant through delivery of out of
		district and local centres?		Potential impact on Sawston village centre through delivery of out of
	Holp pagels		- /	centre convenience retail.
	Help people gain access to	Will it encourage the rural economy and		
	satisfying work	diversification, and		
	appropriate to	support sustainable		
	their skills,	tourism?	N/A	
1	potential and	Will it contribute to		
1	place of	providing a range of		
1	residence	employment		
1		opportunities, in		Would result in loss of employment land on the site, an existing
1		accessible locations?		industrial estate providing employment in a Rural Centre.
ĺ	Support	Will it improve the		
1	appropriate	level of investment in		Minor Utilities Infrastructure improvements required, but constraints can
1	investment in	key community		be addressed. There is insufficient spare mains water capacity within
1	people, places,	services and		the distribution zone to supply the number of proposed properties which
1		infrastructure,		could arise if all the SHLAA sites within the zone were to be developed.
1	and other	including		The sewerage network is approaching capacity and will require
1	infrastructure	broadband? -		investigation and possibly mitigation.
1		Will it improve		
1		access to education		
1		and training, and		
1		support provision of		
1		skilled employees to	N1/A	
		the economy?	N/A	

	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	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.
H		Sub-indicator:		
Transport		Typical Public		
spc		Transport Journey		
Ă		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	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		It is likely that access and capacity could be achieved but mitigation
	development in	where there is		measures would be required. Further evidence would be required in the
	transport	available capacity?	0	form of a Transport assessment and Travel Plan.
	infrastructure, and ensure the	Will it make the		
	safety of the	transport network		
	transport	safer for and		
	network.	promote use of non-		
	IICTWOIK.	motorised modes?	0	

Appendix 7: Summary Assessment Table of Employment Sites

EMPLOYMENT / RETAIL SITE PROPOSALS Summary of Assessment and Sustainability Appriasal

Site Reference	EM1	EM2	EM3	EM4	EM5	EM6	RE1	RE2
Address (summary)	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
Representation Number	47072	44017	42509	39564	46419	46984, 46981	46973	50379
Proposed Use	Employment	Employment	Employment	Employment	Employment	Employment (Existing Allocation, subject to consultation Issues and Options 2012)	Retail (Convenience)	Retail (Convenience)
Site Size (gross ha)	1.8 ha.	9.5 ha.	9.4 ha.	37.8 ha.	33.5 ha.	2.5 ha.	2.5 ha.	1.5 ha.
Strategic considerations	0	0	0		0	-	-	-
Green belt			0		0	0	0	0
Significant local considerations	-	-	-		-	0	-	-
Landscape and Townscape impact			0			0	0/-	0
Site specific factors			+			0		
Accessibility to key local services and facilities (SA criteria 37)	+	+	-	+	0	+++	+++	+++
Distance to key local services and facilities (SA criteria 38)	+++	-	-					
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+++	+++	+	0	+	0	0	0
Sustainable Development Potential								

Site Comments:

EM1	Development would have significant impact on the purposes of the Green Belt. The site emphasises the visual seperation of settlements, crucial to prevention of coallesence.
EM2	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.
EM3	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.
EM4	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.
EM5	Isolated area of countryside between Melbourn and Shepreth. Development would have significant negative impact on landscape and townscape.
EM6	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.
RE1	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.
RE2	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.

THE				
THEME	Sustainability Objective	Decision Making Criteria Score		Notes
	Minimise the irreversible loss of undeveloped land, economic	Will it use land that has been previously developed? Will it use land		The majority of the area is previously developed. The proposal also advises that current green space will be preserved.
	productive	efficiently? Will it protect and enhance the best	N/A	
Land	degradation /	and most versatile agricultural land?	0	The area does not include any agricultural and.
& Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?		
ources		Will it minimise the degradation/loss of soils due to new development'?	0	
		Will it encourage reduction in household waste, and increase waste recovery and		
		recycling? Will it maintain or	N/A	
Air	quality and	improve air quality?	0	
Quality and	minimise or mitigate against sources of	Minimise, and where possible improve on, unacceptable levels		
	environmental pollution	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.
Environmental P		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.
I Pollution		Will it protect and where possible enhance the quality of the water		Outside Groundwater Source Protection Zone
		environment? 0 Will it conserve		
Biodiversity	to designated sites and	protected species and protect sites		
ersity	protected species	designated for nature conservation interest and geodiveristy?	0	No designated sites in the vicinity.

				1
	Maintain and	Will it reduce habitat		
	enhance the	fragmentation,		
		enhance native		Majority of site comprises previously developed land and buildings.
	U	species, and help		There may be some opportunities for enhancement. The proposal also
		deliver habitat		advises that current green space will be preserved.
				auvises that current green space will be preserved.
	habitats and	restoration (helping		
	species	to achieve		There are a number of trees protected by Tree Preservation Orders in
		Biodiversity Action		the area. The impact of any development proposals would need to be
		Plan Targets)?	+	considered.
	Improve	Will it improve		
		access to wildlife and		
		green spaces,		
		through delivery and		
	appreciate	access to green		
	wildlife and	infrastructure?		
	green spaces		0	No specific measures proposed.
		Will it maintain and	-	
		enhance the diversity		
		and distinctiveness		
1		of landscape		The area is largely surrounded by built development, and therefore
		character?	0	wider landscape impacts are likely to be limited.
	and townscape	Will it maintain and		
	character	enhance the diversity		
ar				
spt		and distinctiveness		The feature of the proposal is to improve to the second in this area.
Landscape,		of townscape		The focus of the proposal is to improve townscape in this area, by
pe		character? +		creating a gateway to the village.
	Avoid damage	Will it protect or		
Townscape		enhance sites,		
۲,		features or areas of		
SC		historical,		
ä		archaeological, or		
e				
and	protect their	cultural interest		
	settings.	(including		
S		conservation areas,		
LF.		listed buildings,		
L2		registered parks and		
		gardens and		Histon and Impington Conservation Area lies to the north of the site.
Чe		scheduled		Impacts would need to be considered.
Cultural Heritag				ווויףמטנס שטמות ווכבת נט שב טטווסותבובת.
<u>D</u> E		monuments)? 0		
e		Will it lead to		
		developments built to		
	buildings that	a high standard of		
		design and good		
		place making that		
	good	reflects local		
	9000	character?	N/A	
	N At a tract		IN/A	
	Minimise	Will it support the		
	impacts on	use of renewable		
		energy resources?	0	
	(including	Will it promote		
		energy efficiency?	N/A	
	emissions)	Will it minimise		
0				
Climate		contributions to		
na		climate change		
11	1	through sustainable		
Ct Ct		construction		
) Chai			N/A	
Change	Reduce	practices?	N/A	
Chan		practices? Will it minimise risk	N/A	
Change	vulnerability to	practices? Will it minimise risk to people and	N/A	
Change	vulnerability to future climate	practices? Will it minimise risk to people and property from	N/A	
Change	vulnerability to future climate	practices? Will it minimise risk to people and property from flooding, and	N/A	
Change	vulnerability to future climate	practices? Will it minimise risk to people and property from flooding, and incorporate	N/A	Site within zone 1 (low risk). Areas are identified in the Surface Water
Change	vulnerability to future climate	practices? Will it minimise risk to people and property from flooding, and	N/A	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
9 Change	vulnerability to future climate	practices? Will it minimise risk to people and property from flooding, and incorporate	N/A	

Improve the quantity and quality of of crime and prove the quantity and quality of of crime and prove the quantity and quality of publically excessible open space? N/A Improve the quantity and quality of decision of a range of crime and quantity of accessible open space? N/A Improve the quantity and quality of decision of a range of crime and quantity of accessible open space? N/A Improve the quantity and quality of decision of a range of crime and quantity of accessible open space? N/A Improve the quantity and quality of decision of a range of decision of a range of crime and and sizes, including agence? N/A Improve the the identity of addicable and key worker housing, to meating the space? N/A Improve the decision of a range of decision of a range of decision of a range of decision of a range of decision of a range of decision of a la flactor of all flactor of all flactor of all flactor of all flactor of all flactor of all flactor of all flactor of all flactor of all flactor of all flactor of a la fl					
Improve the development through appropriate design? N/A Milit use water in a sustanable monner, and enable and encourage high levels of water efficiency? N/A Maintain and mitutian br>mitutian and mitutian br>mitutian and mitutian and mitutian and mitutian and			Will it minimise the		
Import through appropriate design? N/A Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency? N/A Import is a floated and encourage high levels of water efficiency? N/A Import is a floated and encourage high levels of water efficiency? N/A Import is a floated and encourage high levels of water efficiency? N/A Import is a floated and prevent chine and reduce lear of chine groups have space? N/A Import is a floated and groups have space? N/A Import is a floated and decent, sizes, including affordable and key space? N/A Import is a floated and sizes, including accessible open space? N/A Import is a floated and key space? N/A </td <td></td> <td></td> <td>likely impacts of</td> <td></td> <td></td>			likely impacts of		
Image: Provide design? N/A Will it use water in a sustainable manner, and enable and encourage high evels of water efficiency? N/A Maintain and enable and encourage high evels of water efficiency? N/A Image: Provide enable and encourage high evels of crime, and enable and encourage high evels of crime, and enable and encourage high evels of crime, and enable and enduce faculation of will it recover a the evels of crime, and evels of the community? Improve the derified evels of the community? N/A Improve the ap			climate change on		
Image: constraint of the					
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and other including Minor Utilities Infrastructure improvements required, but constraints can					
infrastructure broadband? + be addressed.					
	l	infrastructure	broadband? +		be addressed.

1	1			
		Will it improve		
		access to education		
		and training, and		
		support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		
	choices.	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:		
Transport		Typical Public		
sp		Transport Journey		
P T		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.
1	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		
	development in	where there is		Existing road access to the site, impacts and mitigation would depend
	transport	available capacity?	0/-	on individual development proposals, which would need to be assessed.
1	infrastructure,	Will it make the		
	and ensure the	transport network		
1	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
L			-	

Site No. PC00 (Issue 5) Address Mixed Use, Cottenham Location Cottenham Category of site: Mixed Use Development (Parish Proposal) Site area 90 ha.

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Theme	Sustainabili ty Objective	Decision Making Criteria	Score N	otes
	Minimise the irreversible loss of	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
La	land, economic mineral reserves, and	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.
Land & Soil Resources	productive agricultural holdings and the degradation / loss of soils	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?		
		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.
Air Quality and Envi	Improve air quality and minimise or mitigate	ersible weloped weloped will it protect and enhance the best and most versatile agricultural land? will it avoid the sterilisation of economic mineral reserves? Will it adation / of soils of soils due to new development' mise e will it encourage reduction in support eucto support eucto Site not within an area design of soils due to new development' mise e will it encourage reduction in household waste, and increase waste recovery and recycling? Will it maintain or improve air quality? Will it minimise, and where possible improve on, unacceptable ty and rise or at ty and light pollution, ingholution? Will it protect and where possible address, land where possible address, and where possible address, and protect sites designated for nature conservation Will it conserve protected species and protect sites designated for nature conservation No impact on protected sites mitigated). No impact on protected sites mitigated). No impact on protected sites mitigated).	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.	
Environmental Pollution	against sources of environment al pollution	and where possible address, land contamination?	0	Development not on land likely to be contaminated.
llution		where possible enhance the quality of the water	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation	0	No impact on protected sites and species (or impacts could be mitigated).

		geodiveristy?		
	Maintain and enhance the	Will it reduce habitat fragmentation, enhance native		
	range and viability of characteristi c habitats and species	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.
	Maintain and enhance the diversity and distinctivene ss of	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.
Landsca	landscape and townscape character	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.
Landscape, Townscape and Cultural Heritage	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	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
ange	(including greenhouse	Will it promote energy efficiency?		

1				1
	gas	Will it minimise		
	emissions)	contributions to		
		climate change		
		through sustainable		
		construction		
		practices?		
		Will it minimise		
		risk to people and		
		property from		
		flooding, and		
		incorporate	0	Primarily Flood Zone 1 (small part in flood zone 3)
		sustainable		
		drainage		
		measures?		
	Reduce	Will it minimise		
	vulnerability	the likely impacts		
	to future	of climate change		
	climate	on the		
	change	development		
	effects	through		
		appropriate design?		
		Will it use water in		
		a sustainable		
		manner, and		
		enable and		
		encourage high		
		levels of water		
		efficiency?		
		Will it promote		
	Maintain and enhance	good health,		
	human	encourage healthy lifestyles, and		
-	health	reduce health		
Health	noulli	inequalities?		
lth	Reduce and	Will it reduce		
	prevent	actual levels of		
	crime and	crime, and will it		
	reduce fear	reduce fear of		
<u> </u>	of crime	crime?		
	Improve the	Will it increase the		
	quantity and quality of	quantity and quality of		Neutral impact (existing features retained or appropriate mitigation).
	publically	publically	0	Assumption is standard requirements for open space would apply.
F	accessible	accessible open		recemption to otalidate requiremente for open opube would apply.
ICL	open space.	space?		
Inclusive Communities - Housing	•	Will it support the		
e (provision of a		
or		range of housing		
nm	Ensure all	types and sizes,		
un	groups have	including		
tie	access to	affordable and key worker housing, to		
s -	decent,	meet the identified		
Но	appropriate	needs of all		
usi	and	sectors of the		
ing	affordable	community?		
	housing	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.
Inclus	Improve the quality, range and	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)
sive (accessibility of services	Sub-Indicator: Distance to centre		Over 1000m from nearest centre ACF (1,312m from Cottenham, High Street)
Inclusive Communities - Redressing	and facilities (e.g. health, transport, education, training, leisure opportunities)	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.
Redressing inequalities and involving the		Will improve relations between people from different backgrounds or social groups?		
d inv	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
olving the community		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, competitiven ess, 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,	Will it encourage the rural economy and diversification, and support sustainable tourism? Will it contribute to		
	potential and place of residence	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, communicati ons 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) 1,307m to nearest Citi 8 bus stop (Cottenham, Lambs Lane) 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) 20 minute service (Citi 8)
	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) 36 Minutes (Cottenham, Lambs Lane to Cambridge, Emmanuel Street)
	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	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.
, and ensure , and ensure the safety of the transport network.	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 reuse 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

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 be 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 communityled 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.			Council's assessment	Change? Y/N / Option Ref. No.		
1	Arrington			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 divded / surrounded by dense hedgerow. Land juts out into countryside. Rural character. Poorly related to built-up area of village.	N
5 Cal	d ecote	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. Option No. VF1
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). Option No. VF2.

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 Co	ottenh am	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 Co	ttenh am	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 Co	ottenh am	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 Cr	oxton	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 Cr	oyd on	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 Cr	oyd on	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 Dr	y 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 Fc	wlm ere	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 fileds 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 Gr	aveley	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 Gr		Land east of	47012	Site proposed for housing	Assessed separately as a housing site. See Chapter 2	
29 Gr	Abington	Great Abington Land north of	32013	allocation / existing site option Site proposed for housing	in Part 2 of the Issues and Options 2 Report.	
29 GI	Eversden	Chapel Road	52015	allocation / existing site option	Assessed separately as a housing site. See Chapter 2 in Part 2 of the Issues and Options 2 Report.	
30 Gr		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 Gı	uilden 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 Conners 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 GI	uilden 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. Option No. VF4.
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 Ha	auxton	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 La	nd 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 Lit	tle 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 Lit	tle 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.	Ν

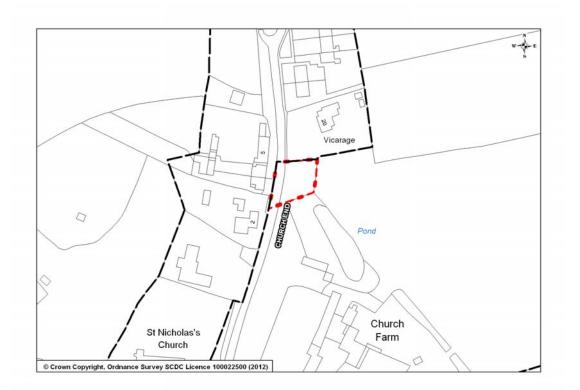
Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
40	Little Gransden	Bounding 6 Primrose Hill	34220 & 38152	Include additional land / whole garden within village framework & Amendment suggested by Parish Council	Site comprises a trangular area 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 Lo	ng 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.

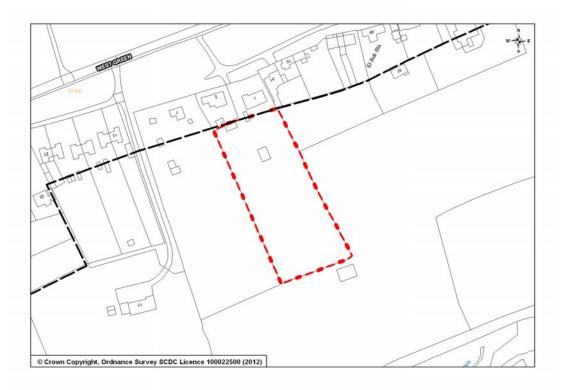
Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
49	Newton	Land off Town Street	47574	Include additional land / whole garden within village framework	Site comprises agricultural buildings to the road frontage with areas of garden to the rear and side. Rural character. Not part of the built-up area.	N
50 Pa	ampisfo rd	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 Pampsiford 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. Option No. VF6.
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 Sv	vavesey	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 Parish Council Option PC7.
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. Option No. VF7.
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. Option No. VF8.
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.	

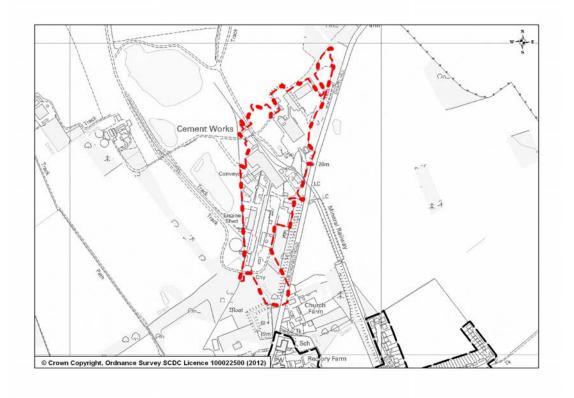
Ref. No.	Village	Address	Rep_ID	Type of change requested	Council's assessment	Change? Y/N / Option Ref. No.
58 W	e stwick	Between the Busway and Scallywags Nursery	41108	Create new village framework	Site comprises an open area of parkland and does not include any buildings.	N
59 W	e stwick	Westwick (No 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.

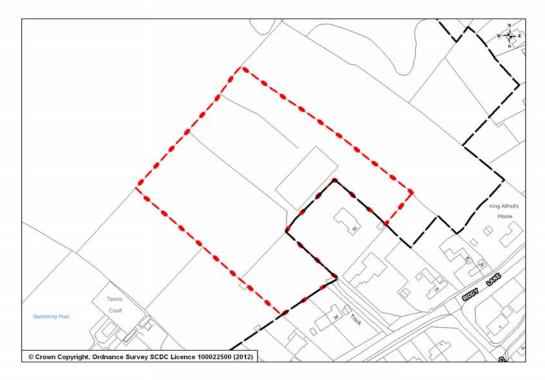
Suggested Amendment to Development Frameworks

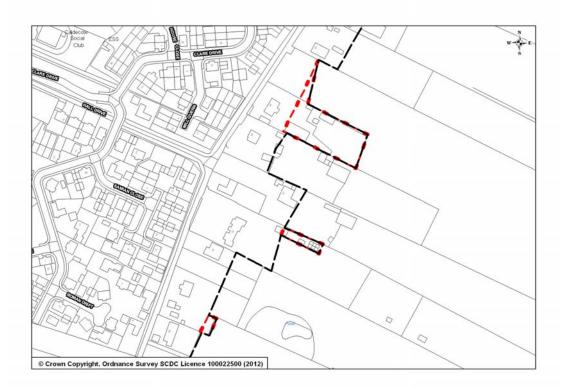




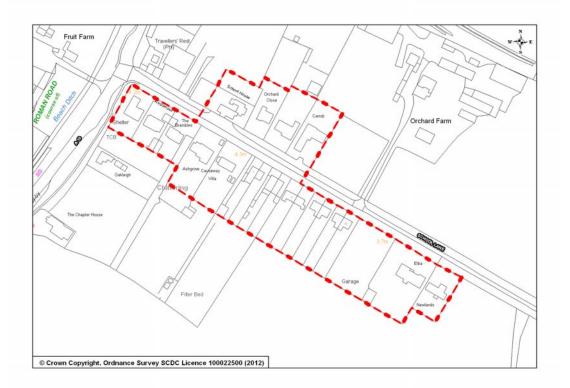


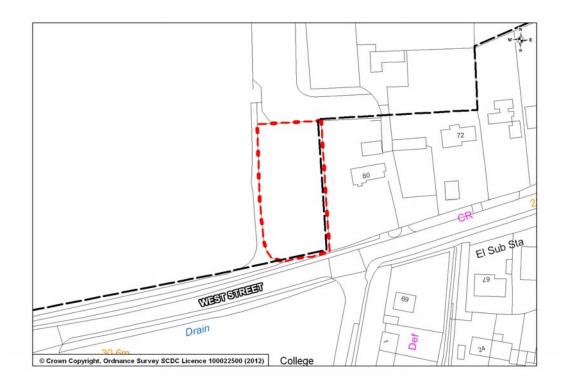


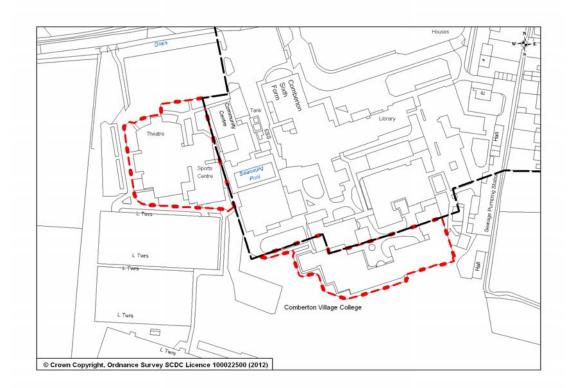


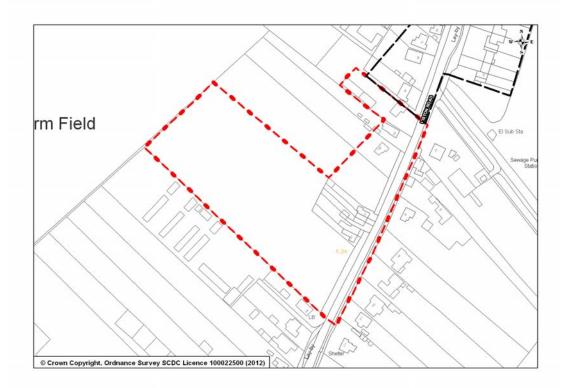


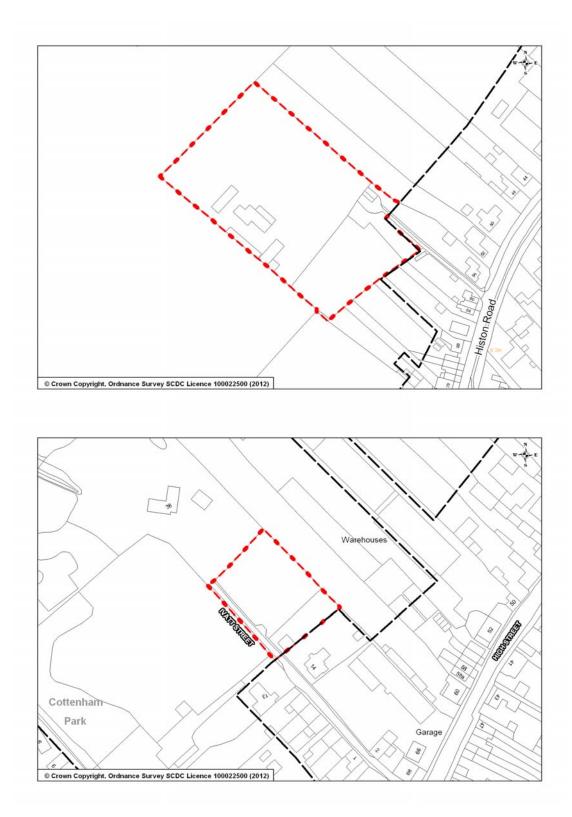




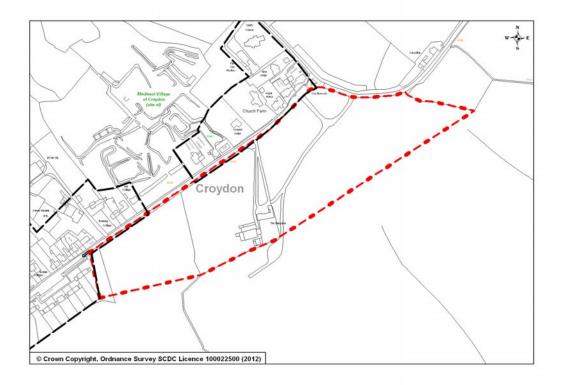


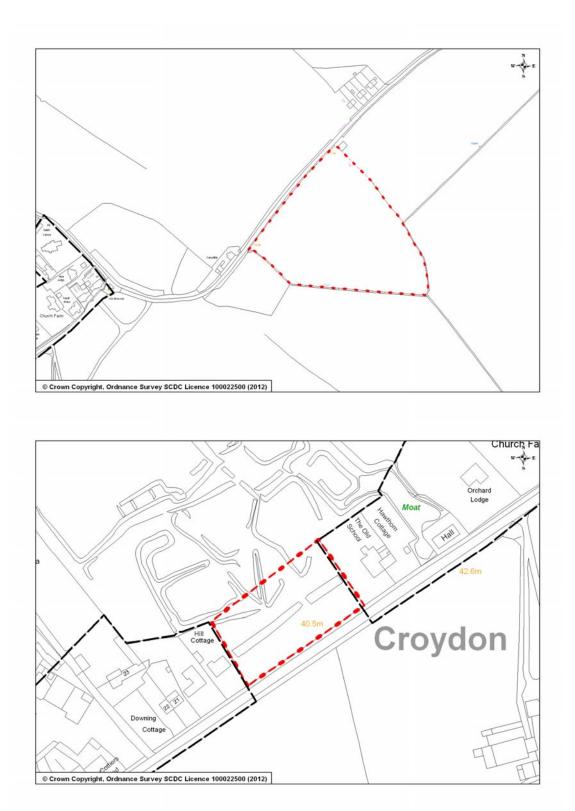


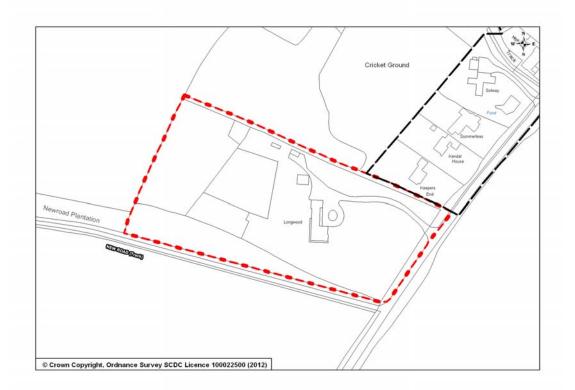


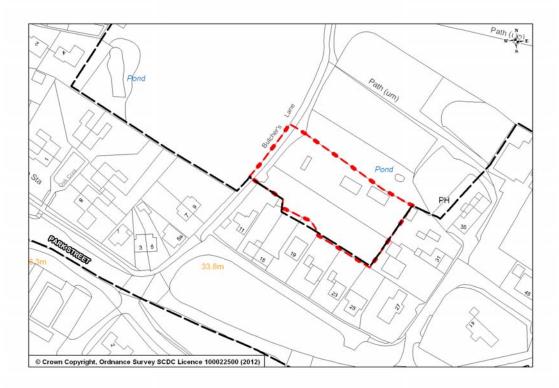




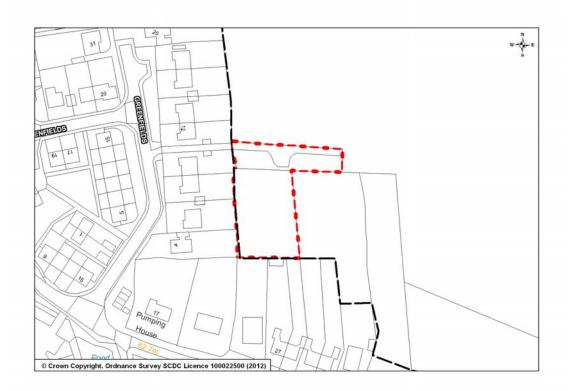


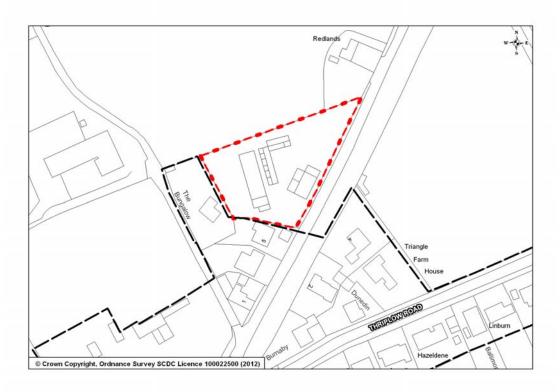


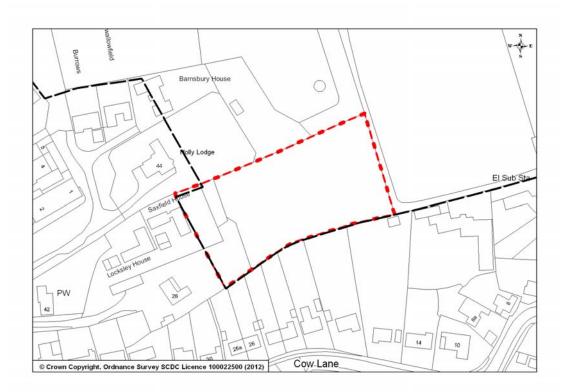


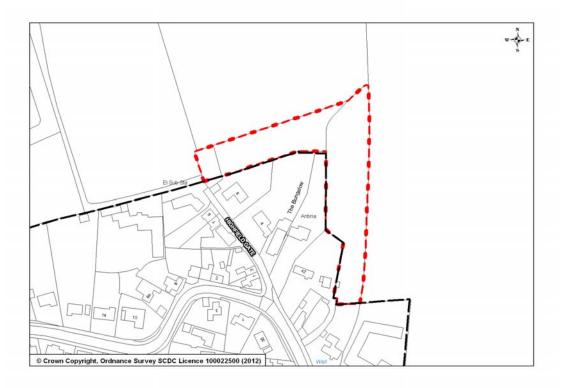


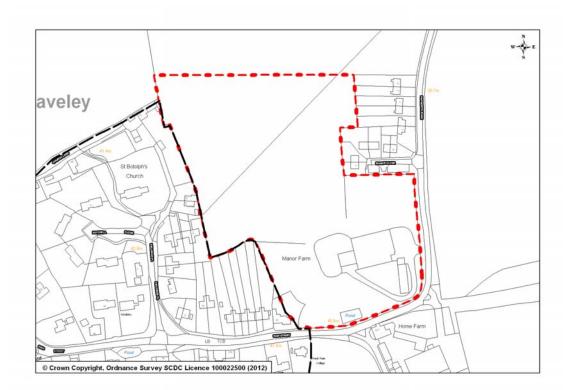


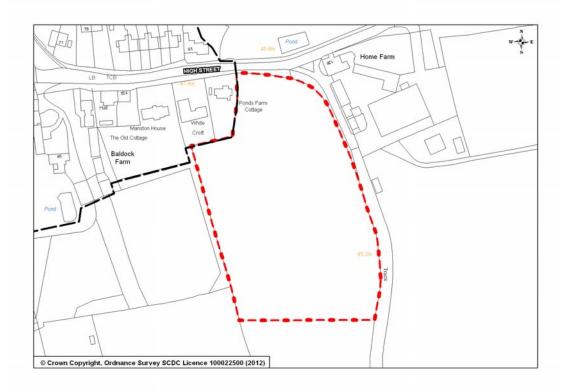


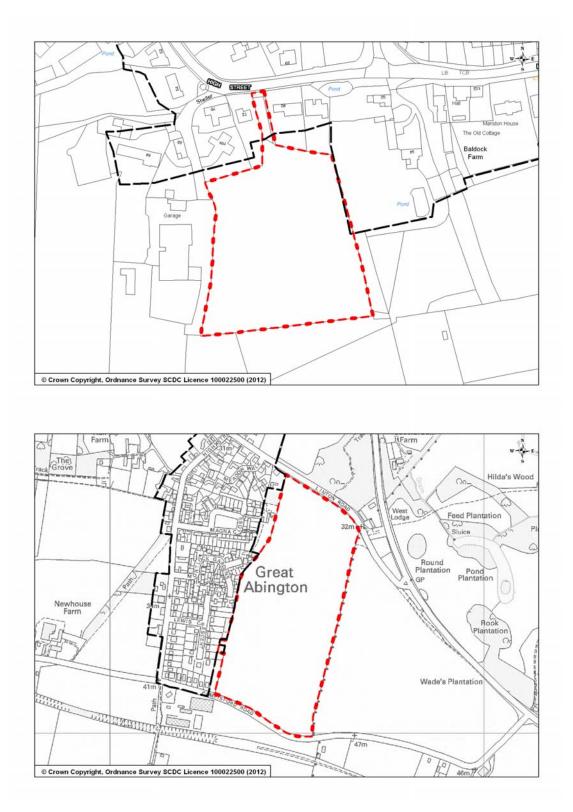


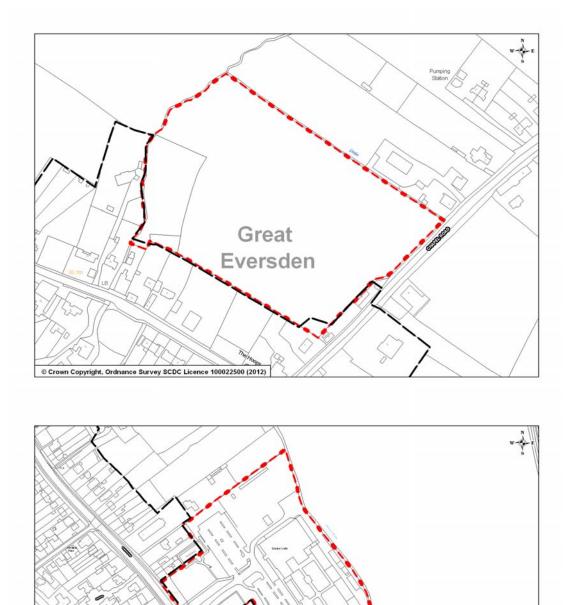






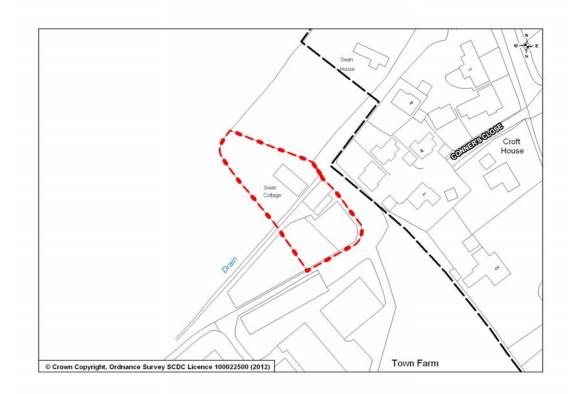


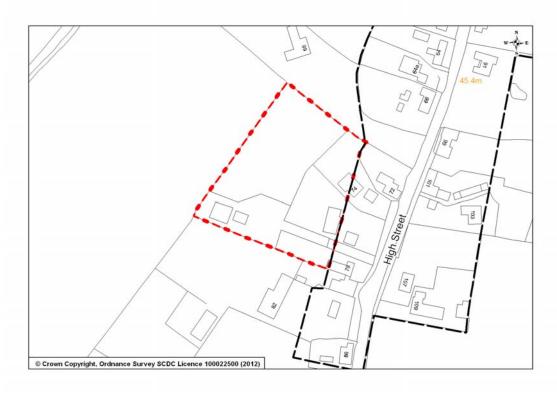


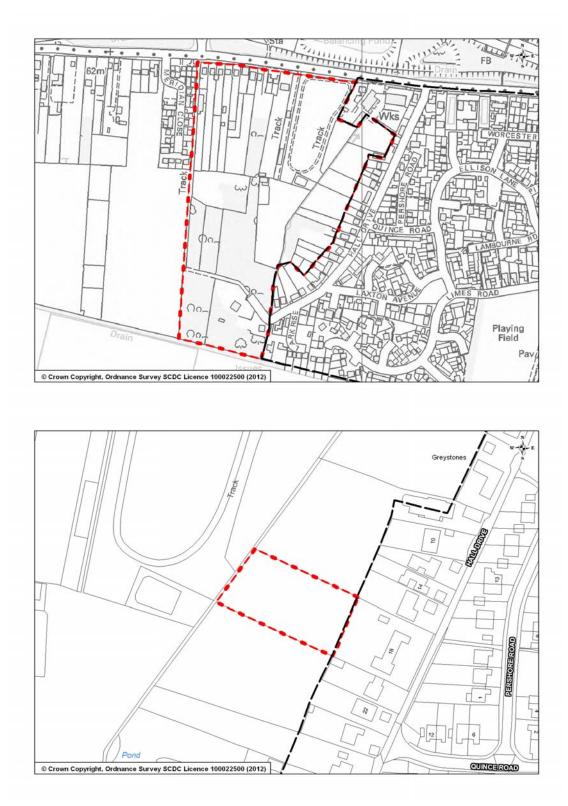


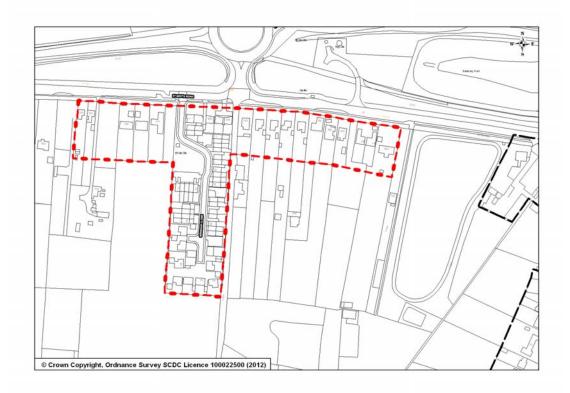
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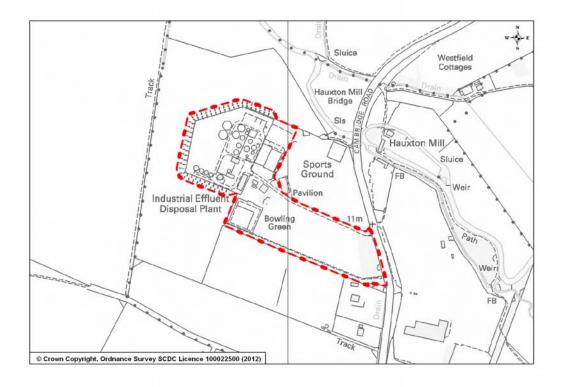
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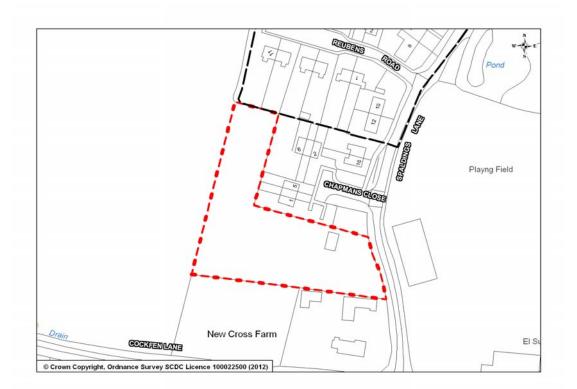


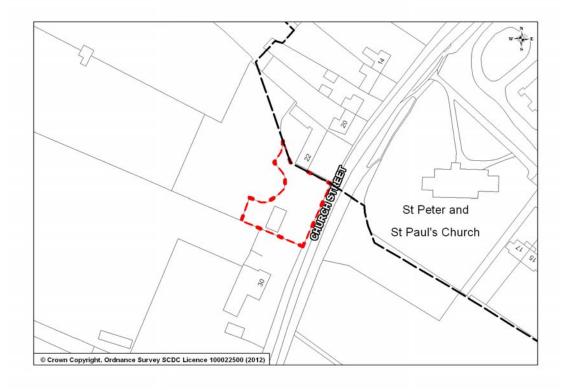


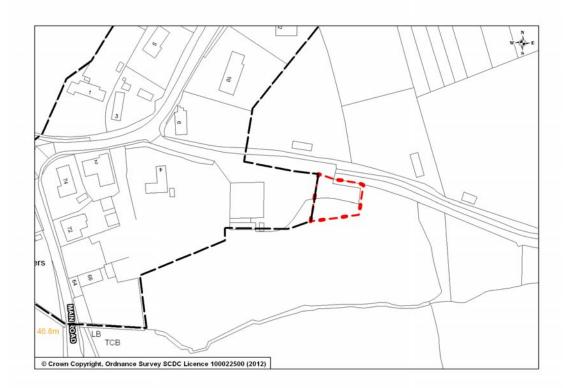


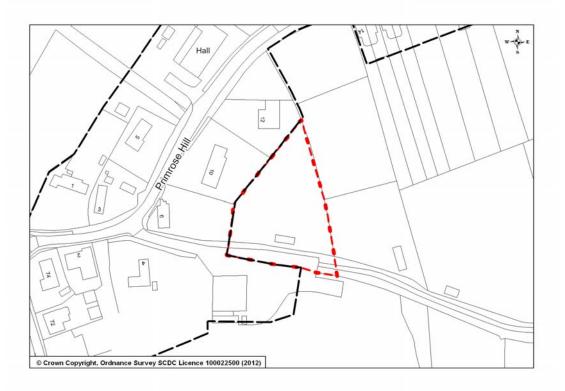


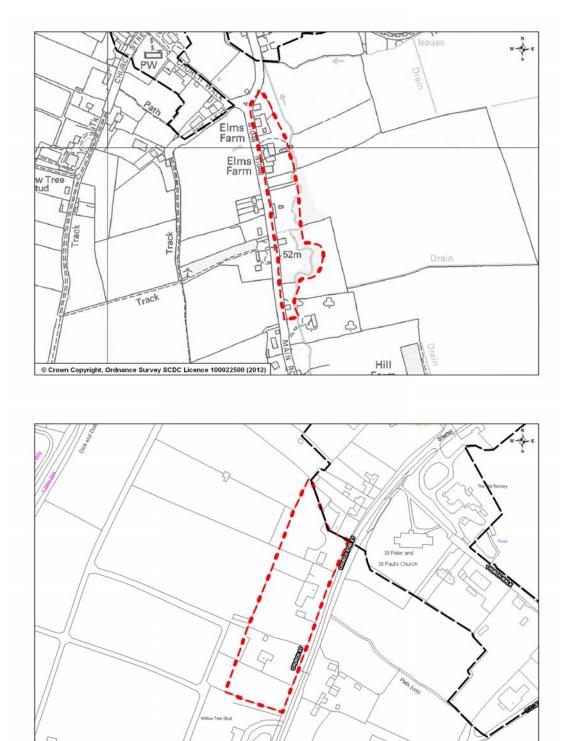








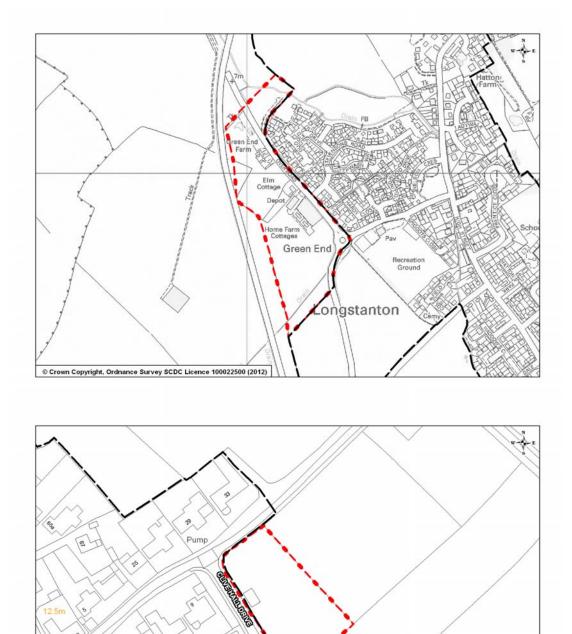




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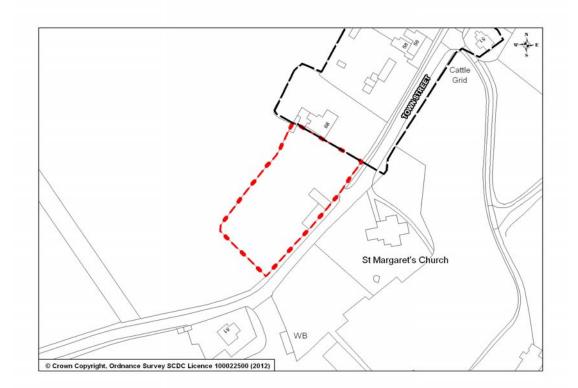
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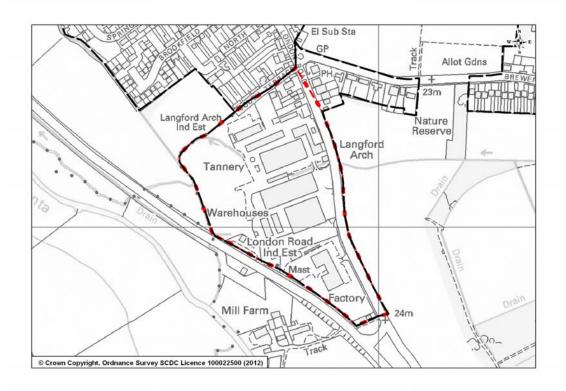
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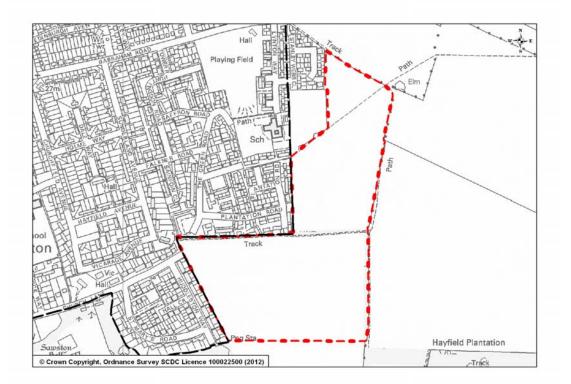
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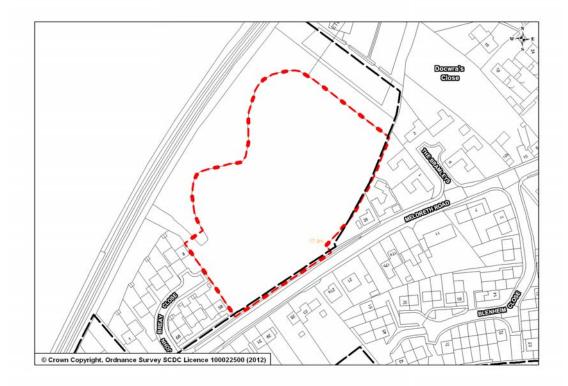
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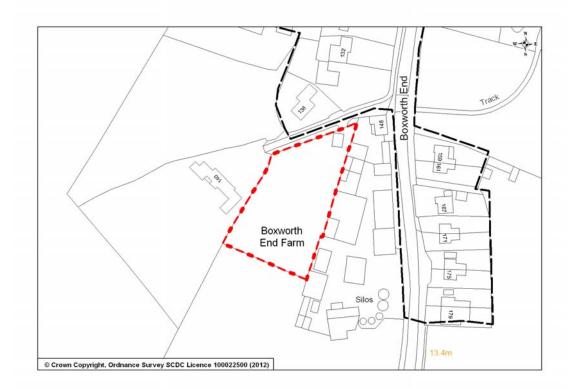


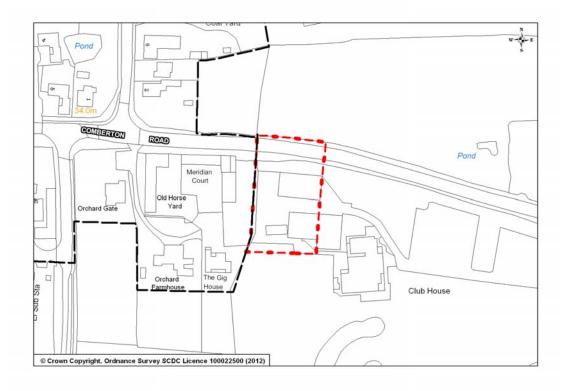


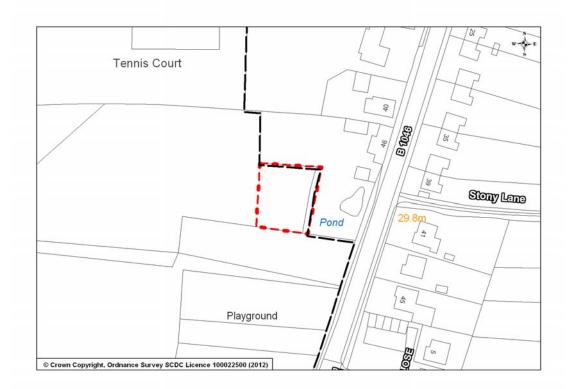


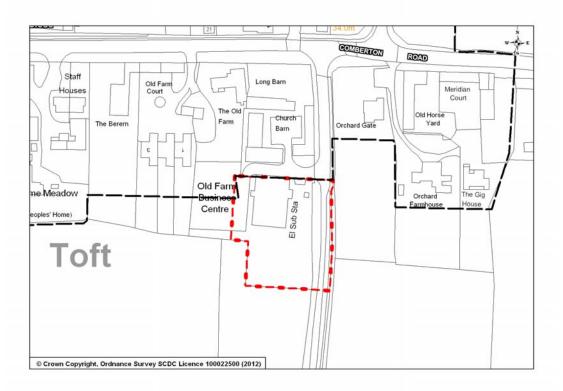


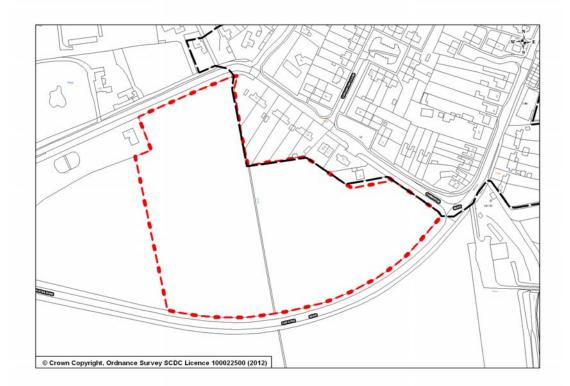


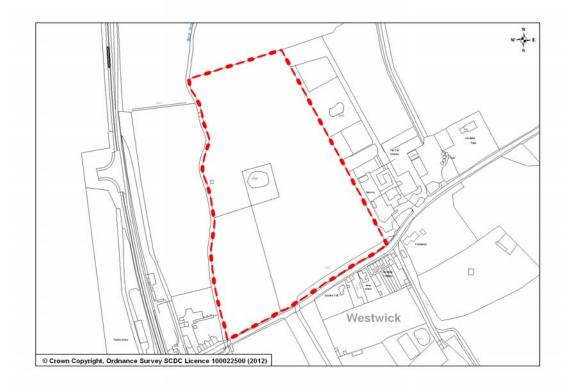


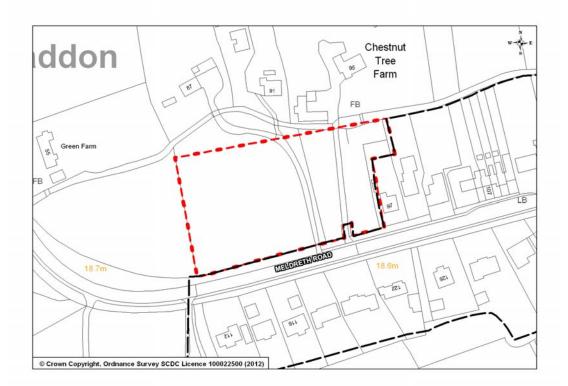


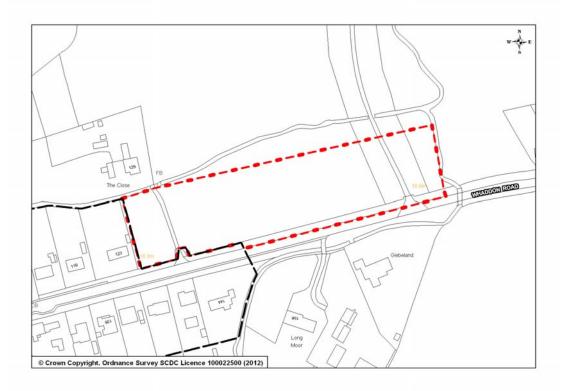


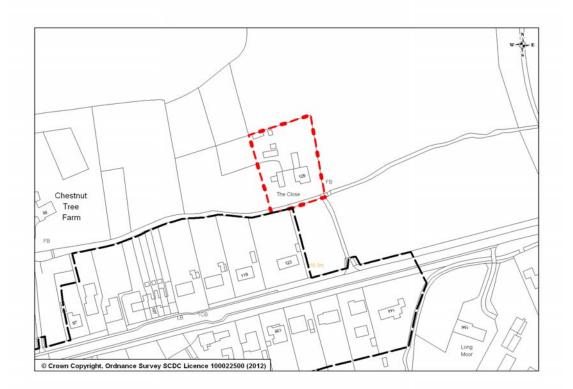


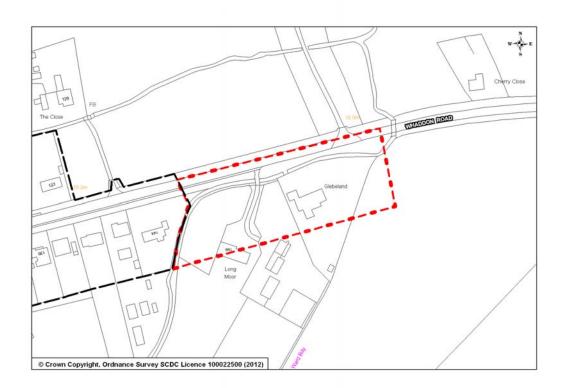












Appendix 10 Sustainability Appraisal of Community Facilities and Infrastructure Proposals

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	dsc ape	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

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

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

	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	enhance the diversity and	Will it maintain and enhance the diversity and distinctiveness of landscape character?		The land in South Cambridgeshire is in the Green Belt. The area comprises a number of small fields and paddocks along the north bank of river, bordered by trees and hedges. 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. 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 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.

	Will it maintain and enhance the diversity and distinctiveness of townscape character?		A significant area of boat moorings would add to the level of development along the Cam corridor on the edge of Cambridge. 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. 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.
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		Fen Ditton Conservation Area lies on the south side of the River Cam. Diagonally opposite the site. 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.
	monuments)?	_	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.

	,	Will it lead to		
	spaces and	developments built to a		
	buildings that	high standard of		
	work well, wear	design and good place		
	well and look	making that reflects		
	good	local character?	N/A	
C C	Minimise impacts	Will it support the use		
Climate	on climate	of renewable energy		
lte	change (including	resources? 0		
<u>Q</u>	greenhouse gas	Will it promote energy		
Change	emissions)	efficiency?	N/A	
lge		Will it minimise		
		contributions to climate		
		change through		
		sustainable		
		construction practices?	N/A	
	Reduce	Will it minimise risk to		
	vulnerability to	people and property		
	future climate	from flooding, and		
	change effects	incorporate sustainable		Parts of site within flood zone 3. However, a marina would be water
		drainage measures?	0	compatible development. Appropriate design would be required to ensure
			0	development did not increase flood risk off site.
		Will it minimise the		
		likely impacts of		
		climate change on the		
		development through	N1/A	
		appropriate design?	N/A	
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high levels	NI/A	
		of water efficiency?	N/A	

Health	Maintain and	Will it promote good		
alt-		health, encourage		
_	health	healthy lifestyles, and		
		reduce health		
		inequalities?	N/A	
	Reduce and	Will it reduce actual		
		levels of crime, and will		
		it reduce fear of crime?		
	crime		N/A	
Inclusive	Improve the	Will it increase the		
in a		quantity and quality of		
Š		publically accessible		
		open space?		
òŕ	accessible open			
nm	space.		0	No additional open space proposed.
Communities	Ensure all groups			
itie	have access to	provision of a range of		
Š	decent,	housing types and		
Ť	appropriate and	sizes, including		
Housing	affordable	affordable and key		
sin	housing	worker housing, to		
Ū	-	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		
		Showneonle? 0		
in	Improve the	Will it improve accessibility to key local services and facilities including		
	quality, range and	accessibility to key		
in	accessibility of	local services and		
a ti		facilities, including		
Ъ Ò	facilities (e.g.	health, education and		
CO	health, transport,	leisure (shops, post		
nn	education,	offices, pubs, sports		
inclusive Community	•	facilities etc?)	+++	Adjoins the edge of Cambridge.
Dify -	opportunities)	Sub-Indicator:		
7		Distance to centre	-	1000m to Chesterton, local centre in Cambridge.
		Will it improve quality		
ess		and range of key local		
		services and facilities		
l g ii		including health,		
l ec		education and leisure		
h		(shops, post offices,		
Redressing inequalities and		pubs etc?)	+	Additional leisure facility, support for tourism.
es.		Will improve relations		
an		between people from		
		different backgrounds or social groups?	N/A	
			IN/A	
	Redress	Will it redress	NI/A	
	inequalities	inequalities?	N/A	

	disability, gender	Will it increase the ability of people to influence decisions, including 'hard to reach' groups?	N/A	
	enable the active	Will it encourage engagement with community activities?	0	
Economic Activity	Improve the efficiency, competitiveness, vitality and adaptability of the	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,	Will it encourage the rural economy and diversification, and support sustainable tourism?	+	Potential to support tourism.
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	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.
	infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
Transport	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 Sub-indicator: Frequency of Public Transport	-+++	900m to Bus stop on Chesterton High Street. 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.
appropriate investment and development in	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.
infrastructure, and ensure the safety	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.

Η				
THEME		Decision Making Criteria Score		Notes
	irreversible loss of undeveloped land, economic	Will it use land that has been previously developed? Will it use land	0	100% greenfield site.
Land	productive agricultural holdings and the degradation /	efficiently? Will it protect and enhance the best and most versatile agricultural land?	<u>N/A</u>	Approximately two thirds of the site is Grade 2 agricultural land.
& Soil Resources		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the		
ces		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.
	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	Will it maintain or improve air quality?	0	Recreation and open space would not have significant impact.
Quality and	mitigate against sources of environmental pollution	Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
Environmental		Will it minimise, and where possible address, land contamination? 0		
I Pollution		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
Biodiversity	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.

		Will it reduce habitat		
		fragmentation,		
		enhance native		
		species, and help deliver habitat		
		restoration (helping		
		to achieve		
		Biodiversity Action		Site currently agricultural land. Potential for enhancement, such as
		Plan Targets)?		increased tree planting and areas to promote biodiversity.
		Will it improve		
		access to wildlife and		
	people to	green spaces,		
		through delivery and		
		access to green		
		infrastructure?	0	
	green spaces Maintain and	Will it maintain and	0	No specific measures proposed.
		enhance the diversity		Use as open space could have minimal landscape impacts. There may be opportunities for improvement, such as hedging and tree planting.
		and distinctiveness		
		of landscape		Any built development in this open flat landscape could impact on long-
		character?		distance views, and would need to be carefully sited and landscaped.
	and townscape			
1	character			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
Lar			0	preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
Landscape,		Will it maintain and	0	
cap		enhance the diversity		
		and distinctiveness		
5		of townscape		
٧n		character?	0	May be opportunities to improve the village edge.
Townscape		Will it protect or		
ipe		enhance sites,		
and		features or areas of historical,		
		archaeological, or		
Ľ		cultural interest		
ura	settings.	(including		
= 		conservation areas,		
eri		listed buildings,		
Cultural Heritage		registered parks and		
Ð		gardens and		No boritage designations near to the site
		scheduled monuments)? 0		No heritage designations near to the site.
1		Will it lead to		
	,	developments built to		
	buildings that	a high standard of		
		design and good		
		place making that		
	good	reflects local	NI/A	
-	Minimise	character? Will it support the	N/A	
1		use of renewable		
		energy resources?	0	
lin		Will it promote		
Climate	greenhouse gas	energy efficiency?	N/A	
e C		Will it minimise		
Change		contributions to		
nge		climate change		
		through sustainable		
1		construction practices?	N/A	
I	L		IN/A	

i	Т			
		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	<u> </u>	
		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	
	Maintain and	Will it promote good		
		health, encourage		
		healthy lifestyles,		
I		and reduce health		Would increase supply of open space and recreation to a village
Health		inequalities? +		currently under provided, particularly in the north of the village.
5		Will it reduce actual		
		levels of crime, and		
	and reduce fear of crime	will it reduce fear of crime?	+	Site is overlooked by residential development.
		Will it increase the	т	
		quantity and quality		
		of publically		Development of an additional 4 hectares of open space would make a
		accessible open		significant difference to a village which is currently under provided
	accessible open	space?		against the Council's standards by around 12 hectares for sport and
	space.		+++	play.
Inc		Will it support the		
Inclusive		provision of a range		
sive	access to decent.	of housing types and sizes, including		
		affordable and key		
om	affordable	worker housing, to		
Commun	housing	meet the identified		
		needs of all sectors		
ties		of the community?	N/A	
- I -		Will it provide for		
lou		housing for the		
Housing		ageing population?	N/A	
g		Will it provide for the		
		housing		
		accommodation needs of Gypsies		
		and Travellers and		
		Travelling		
		Showpeople? 0		
		Will it improve		
	quality, range	accessibility to key		
ine		local services and		
dn		facilities, including		
nequalities	facilities (e.g.	health, education		
es	health, transport,	and leisure (shops, post offices, pubs,		Although located north of the village, the majority of existing provision is
and		sports facilities etc?)	+	located to the south, thus improving accessibility
		Sub-Indicator:		······································
1		Distance to centre		
	opportantico)			

1		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	N/A	
	Dedrees	social groups? Will it redress	IN/A	
	Redress inequalities	inequalities?	N/A	
		Will it increase the	IN/A	
		ability of people to		
	gender	influence decisions,		
	assignment	including 'hard to		
	race, faith,	reach' groups?		
	location and			
	income		N/A	
1		Will it encourage		
		engagement with		
	active	community activities?		
	involvement of			
	local people in community			
	activities		+	Potential to support additional community activities through recreation.
		Will it support		<u> </u>
		business		
-		development and		
8		enhance		
nor		competitiveness,		
nic		enabling provision of		
Ä	economy.	high-quality employment land in		
Economic Activity		appropriate locations		
ţ		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		
1		research and		
		development /high		
		tech/ Cambridge university related		
		particularly through		
		the development and		
1		expansion of		
1		clusters?	N/A	
		Will it protect the		
		shopping hierarchy,		
1		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		
		centres? 0		
		Will it encourage the rural economy and		
		diversification, and		
		support sustainable		
		tourism?	N/A	
I.				

	place of residence Support appropriate investment in people, places, communications and other	including	0	
	infrastructure	broadband? 0 Will it improve access to education and training, and support provision of skilled employees to the economy?	N/A	
	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		
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	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.
	infrastructure, and ensure the safety of the transport network.	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.

THE				
Ν		Decision Making		
		Criteria Score Will it use land that		Notes
		has been previously		
	of undeveloped	developed?	0	100% greenfield site.
		Will it use land	N1/A	
	reserves, and	efficiently? Will it protect and	N/A	
	agricultural	enhance the best		
	holdings and the	and most versatile agricultural land?		
0		-	-	Much of the site is Grade 2 agricultural land.
~		Will it avoid the sterilisation of		
oil F		economic mineral		
lesc		reserves?		
Soil Resources		Will it minimise the		
es		degradation/loss of		
		soils due to new development'?	0	
	Minimise waste	Will it encourage		
		reduction in household waste,		
	reuse and	and increase waste		
		recovery and recycling?	N/A	
		Will it maintain or	1 1/7 1	
Air	quality and	improve air quality?	0	
		Minimise, and where possible improve on,		
ılity	sources of	unacceptable levels		
_		of noise, light pollution, odour and		
	•	vibration? 0		
Environmenta		Will it minimise, and where possible		
Ime		address, land		
ntal		contamination? 0		
Pol		Will it protect and where possible		
Pollution		enhance the quality		Outside Croundwater Source Distantion Zone
Ď		of the water environment? 0		Outside Groundwater Source Protection Zone
	Avoid damage	Will it conserve		
		protected species and protect sites		
		designated for nature		
		conservation interest	<i>.</i>	
Biodiversity		and geodiveristy? Will it reduce habitat	0	No designated sites in the vicinity.
live	enhance the	fragmentation,		
rsity		enhance native species, and help		
	characteristic	deliver habitat		
		restoration (helping		Potential for enhancement, such as increased tree planting and areas to
		to achieve Biodiversity Action		promote biodiversity.
		Plan Targets)?	+	There are a number of Tree Preservation Orders located on the site.

—	l.			
		Will it improve		
		access to wildlife and		
		green spaces,		
		through delivery and access to green		
		infrastructure?		
	green spaces		0	No specific measures proposed.
-		Will it maintain and	•	The land has a countryside parkland character, if grass land with
		enhance the diversity		scattered covering of trees. The South Cambridgeshire Village Capacity
		and distinctiveness		Study (May 1998) notes the pleasant approach to the village, and that
		of landscape		the area forms a village gateway.
		character?		
	and townscape			Development of more formal types of open space, such as pitches,
	character			could impact on this character, although the use of the area as informal
				open space or public access would clearly maintain this character.
				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
and				preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
dsc				
äp			0	
Landscape, Townscape		Will it maintain and	~	
Γoγ		enhance the diversity		
NN8		and distinctiveness		
ča		of townscape		
pe		character? 0		
and		Will it protect or		
dO		enhance sites,		
Cultural Heritage		features or areas of		
ura		historical,		
1 –		archaeological, or		
eri	protect their settings.	cultural interest (including		
tag	settings.	conservation areas.		The area forms the setting for Listed Buildings (32-38 Granhams Road).
e		listed buildings,		
		registered parks and		Changing the character of the area to more formal forms of recreation
		gardens and		could impact on this setting, although the use of the area as informal
		scheduled		open space would clearly maintain this character.
		monuments)? 0		
		Will it lead to		
		developments built to		
		a high standard of		
		design and good		
	well and look good	place making that reflects local		
	9000	character?	N/A	
	Minimise	Will it support the		
	impacts on	use of renewable		
		energy resources?	0	
	(including	Will it promote		
	greenhouse gas	energy efficiency?	N/A	
_	emissions)	Will it minimise		
S		contributions to		
na		climate change		
te (through sustainable		
3 Ch		construction	N1/A	
Climate Change		practices?	N/A	
Je	Reduce	Will it minimise risk		
		to people and		
		property from		
		flooding, and incorporate		
		sustainable drainage		
		measures?	0	Site within zone 1 (low risk).
1	L		~	

	Í	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	
	Maintain and	Will it promote good		
		health, encourage		
	health	healthy lifestyles,		
He		and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided.
Health	Reduce and	Will it reduce actual		
1	prevent crime	levels of crime, and		
		will it reduce fear of		Site adjoins an area planned for football pitches and a pavilion, near to
	of crime	crime? +		residential development.
	Improve the	Will it increase the		
	quantity and	quantity and quality		
	quality of publically	of publically accessible open		
	accessible open			Great Shelford has a shortage of sport and play provision against the
	space.		0	current standards, but is not suitable for such formal provision.
In	Ensure all	Will it support the		
Inclusive	groups have	provision of a range		
İŻe	access to decent,	of housing types and sizes, including		
	appropriate and	affordable and key		
m	affordable	worker housing, to		
lnu	housing	meet the identified		
litie		needs of all sectors	N1/A	
Communities -		of the community?	N/A	
		Will it provide for housing for the		
Housing		ageing population?	N/A	
ng		Will it provide for the		
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and Travelling		
		Showpeople? 0		
	Improve the	Will it improve		
i. D	quality, range	accessibility to key		
	and accessibility	local services and		
inecualities	of services and	facilities, including health, education		
ies.	facilities (e.g. health,	and leisure (shops,		
	transport,	post offices, pubs,		Given the shortage of existing provision, delivery of additional open
dir	education,	sports facilities etc?)		space for sport / play would contribute to improving accessibility.
and involving the community	training, leisure	Sub-Indicator:		
lving		Distance to centre		
n t		Will it improve quality and range of key		
Б Ч		local services and		
- YOR		facilities including		
he commun		health, education		
nit G	5	and leisure (shops,		
٢		post offices, pubs etc?)	•	
I	ļ	0.017	0	

	i .			
		Will improve relations		
		between people from		
		different		
		backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
		inequalities?	N/A	
		Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment race, faith,	including 'hard to		
	location and	reach' groups?		
	income		N/A	
		Will it encourage	11/7	
		engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community			
	activities		+	Potential to support additional community activities through recreation.
		Will it support		
		business		
Ш		development and		
ğ		enhance		
q		competitiveness,		
nic		enabling provision of		
Economic Activity	economy.	high-quality employment land in		
Ť		appropriate locations		
ΪŻ		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	11/71	
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		
		centres? 0		
		Will it encourage the		
		rural economy and		
		diversification, and		
		support sustainable tourism?	NI/A	
	their skills, potential and	Will it contribute to	N/A	
	place of	providing a range of		
	residence	employment		
		opportunities, in		
1		accessible locations?	0	
ĺ	Support	Will it improve the		
	appropriate	level of investment in		
		key community		
	people, places,	services and		
	communications			
		including		
I	infrastructure	broadband? 0		

1	1			1
		Will it improve access to education		
		and training, and		
		support provision of skilled employees to		
			N/A	
		the economy?	IN/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport choices.	encourage or facilitate the use of		
	choices.	modes such as		The Citi 7 stops 400m from the site on the A1301, providing a 20 minute
		walking, cycling and		frequency service mon-sat, and 30 minute frequency on Sundays.
		public transport?	+	inequency service mon-sat, and so minute nequency on Sundays.
		Sub-indicator:		
		Distance to bus stop		
		/ rail station		
		Sub-indicator:		
		Frequency of Public		
		Transport		
		Sub-indicator:		
Ţ		Typical Public		
an		Transport Journey		
Transport		Time to Cambridge		
Ă		City Centre or Market		
		Town		
		Sub-indicator:		
		Distance for cycling		
		to City Centre or		
		Market Town		
	Secure	Will it provide safe		Highways access to the site is very limited, with a small number of
	appropriate	access to the		gateways with poor visibility, and near to the railway crossing.
	investment and	highway network,		
	development in	where there is		If recreation were maintained as informal access, this may not be a
	transport	available capacity?		problem, but more formal forms of recreation could require parking and
	infrastructure,		0 /	access, which would be difficult to achieve.
	and ensure the	Will it make the		
	safety of the	transport network		
	transport	safer for and		
	network.	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
	Minimise the irreversible loss of undeveloped	Will it use land that has been previously developed?	0	100% greenfield site.
	mineral	Will it use land efficiently?	N/A	
Land	productive agricultural holdings and the degradation /	Will it protect and enhance the best and most versatile agricultural land?	0	Not agricultural land.
& Soil Resources	loss of soils	Will it avoid the sterilisation of economic mineral reserves?		
Irces		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.
	production and support the reuse and recycling of	Will it encourage reduction in household waste, and increase waste recovery and		
	waste products Improve air	recycling? Will it maintain or	N/A	
Air Quality and E	quality and minimise or mitigate against sources of environmental pollution	improve air quality? Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and		Recreation and open space would not have significant impact.
Environmental P		vibration? Will it minimise, and where possible address, land contamination? 0	0	Development compatible with neighbouring uses.
I Pollution		Will it protect and where possible enhance the quality of the water environment? 0		Outside Groundwater Source Protection Zone
В		Will it conserve protected species and protect sites designated for nature conservation interest and geodiveristy?	0	No designated sites in the vicinity.
Biodiversity		Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action		Site currently agricultural land. Potential for enhancement, such as
			+	Site currently agricultural land. Potential for enhancement, such increased tree planting and areas to promote biodiversity.

Improve opportunities for access to wildlife and people to scores and memory help to access and wildlife and dimension people to access and enhance the duration and dimension people to and townscape of landscape of landsc		luce and the	A/:11 :4 :		
people to access and appreciate wildlife and green spaces green spaces, through delivery and access to green infrastructure? 0 No specific measures proposed. Maintain and enhance the distinctiveness of landscape and townscape character? 0 No specific measures proposed. Site laid to grass, could retain much of its existing character is used for pitches or recreation. Its 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 comercise. Image: the diversity and distinctiveness of landscape Will it maintain and enhance the diversity and distinctiveness ocharacter? The site is located in the Green Belt. The NPPF establishes that provision of appropriate facilities for outdoor sport, outdoor recreation and for comercise. Will it maintain and enhance the diversity and distinctiveness of antacter? Will it maintain and enhance the diversity and distinctiveness or haracter? Will it comercial to avoid damage or haracter? Image: the diversity and distinctiveness of protect ther including. registering takes and gardens and gardens and gardens and buildings that reflects local dimater change greentouse gas end buildings the diversity and distinctiveness protect ther inpact of development to duit bit work well, weat well will could have much more significant impact, and may not be appropriate. Mill it end to developments built to an inplast and of work well, weat change effects NiA Mill it augoort the i		Improve	Will it improve		
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Or by outlinerability to future climate change effects to people and property from flooding, and incorporate sustainable drainage sustainable drainage open space uses. Will it minimise the likely impacts of climate change on the development through appropriate Southern part of site within zone 2 (medium risk), but compatible with open space uses.					
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Or by outlinerability to future climate change effects to people and property from flooding, and incorporate sustainable drainage sustainable drainage open space uses. Will it minimise the likely impacts of climate change on the development through appropriate Southern part of site within zone 2 (medium risk), but compatible with open space uses.	nat			N/A	
incorporate sustainable drainage measures? 0 Will it minimise the likely impacts of climate change on the development through appropriate					
incorporate sustainable drainage measures? 0 Will it minimise the likely impacts of climate change on the development through appropriate	ha				
incorporate sustainable drainage measures? 0 Will it minimise the likely impacts of climate change on the development through appropriate	ng				
sustainable drainage 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 Here is a space use is a	e	change ellects			
measures? 0 open space uses. Will it minimise the likely impacts of climate change on the development through appropriate Image on the development through appropriate					Southern part of site within zone 2 (medium risk), but compatible with
Will it minimise the likely impacts of climate change on the development through appropriate					
likely impacts of climate change on the development through appropriate					
climate change on the development through appropriate					
through appropriate			climate change on		
design? N/A					
	I		design?	N/A	

i i	1			1
		Will it use water in a		
		sustainable manner,		
		and enable and		
		encourage high levels of water		
		efficiency?	N/A	
	Maintain and	Will it promote good		
		health, encourage		
		healthy lifestyles,		
Т		and reduce health		Would increase supply of open space and recreation to a village
Health		inequalities? +		currently under provided.
5		Will it reduce actual		
		levels of crime, and		
		will it reduce fear of		Site is near to residential development, and adjoins the existing
		crime? +		recreation ground.
		Will it increase the		
		quantity and quality of publically		
		accessible open		Development of an additional 2.5 hectares of open space would make a
	accessible open			significant difference to a village which is currently under provided
	space.		+++	against the Council's standards by around 4 hectares for sport and play.
=		Will it support the		
	groups have	provision of a range		
Inclusive	access to	of housing types and		
		sizes, including		
Q		affordable and key		
mm		worker housing, to meet the identified		
ū	housing	needs of all sectors		
Communities		of the community?	N/A	
- I -		Will it provide for		
Ч		housing for the		
Housing		ageing population?	N/A	
рŋ		Will it provide for the	1071	
		housing		
		accommodation		
		needs of Gypsies		
		and Travellers and		
		Travelling		
\vdash	Improve the	Showpeople? 0		
	·	Will it improve		
1	_quality, range	accessibility to key local services and		
		facilities, including		
		health, education		
	health,	and leisure (shops,		
	transport,	post offices, pubs,		
inv		sports facilities etc?)	+	Would deliver additional open space to the village.
		Sub-Indicator:		
involving the community	opportunities)	Distance to centre		
۰ th	י ע	Will it improve quality		
20	2	and range of key local services and		
B		facilities including		
BL	20	health, education		
nit.		and leisure (shops,		
	TA INCIDENTIAL OF THE INCIDENTIA	post offices, pubs		
ne community		etc?)	0	
		Will improve relations		
	ŏ	between people from		
	500	different		
1		backgrounds or	N1/A	
	Deduct	social groups?	N/A	
		Will it redress inequalities?	NI/A	
I	inequalities	inequalities !	N/A	

1		Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
		including 'hard to		
		reach' groups?		
1	location and			
	income		N/A	
		Will it encourage		
	enable the	engagement with		
		community activities?		
	involvement of			
	local people in			
	community			
	activities		+	Potential to support additional community activities through recreation.
		Will it support		
		business		
ш		development and		
8		enhance		
lol		competitiveness,		
nic		enabling provision of		
Economic Activity		high-quality		
ctiv		employment land in		
ĺť		appropriate locations		
		to meet the needs of		
1		businesses, and the		
1		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,		
1		district and local		
1		centres? 0		
	Help people	Will it encourage the		
	gain access to	rural economy and		
		diversification, and		
		support sustainable		
		tourism?	N/A	
		Will it contribute to		
		providing a range of		
1		employment		
1		opportunities, in		
		accessible locations?	0	
1		Will it improve the		
1		level of investment in		
		key community		
		services and		
	communications			
		including		
1		broadband? 0		
		Will it improve		
		access to education		
		and training, and support provision of		
		skilled employees to		
		the economy?	N/A	
L	1	and coordiny :	1 1/7 1	

	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		
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	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.
	infrastructure, and ensure the safety of the transport network.	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.

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

	opportunities for people to access and appreciate wildlife and green spaces Maintain and enhance the diversity and distinctiveness	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure? Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	No specific measures proposed. 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
Landsca			0	preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
Landscape, Townscape		Will it maintain and enhance the diversity and distinctiveness of townscape character?		Need to consider impact on planned development.
pe and Cultural Heritage	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	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.
	spaces and buildings that work well, wear	Will it lead to developments built to a high standard of design and good place making that reflects local character?	N/A	
Climate Change	(including	Will it support the use of renewable energy resources? Will it promote	0	
	emissions)	energy efficiency? Will it minimise contributions to climate change through sustainable construction practices?	N/A N/A	
ge	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).

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	
		Will it promote good		
Health	health	health, encourage healthy lifestyles, and reduce health inequalities? +		Would increase supply of open space and recreation to a village currently under provided.
Ith	prevent crime and reduce fear	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.
		Will it increase the		
	quantity and quality of	quantity and quality of publically accessible open	+++	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.
Inclusive Communities	groups have access to decent, appropriate and affordable	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		
ies		of the community?	N/A	
- Housing		Will it provide for housing for the ageing population?	N/A	
ng		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople? 0		
u alities	quality, range and accessibility of services and facilities (e.g. health, transport,	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.
invr	training, leisure	Sub-Indicator:		
Julic		Distance to centre		
and involving the community	1	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs		
		etc?)	0	

	i .			
		Will improve relations		
		between people from		
		different		
		backgrounds or		
		social groups?	N/A	
	Redress	Will it redress		
		inequalities?	N/A	
		Will it increase the		
	disability,	ability of people to		
	gender	influence decisions,		
	assignment race, faith,	including 'hard to		
	location and	reach' groups?		
	income		N/A	
		Will it encourage	11/7	
		engagement with		
	active	community activities?		
	involvement of			
	local people in			
	community			
	activities		+	Potential to support additional community activities through recreation.
		Will it support		
		business		
Ш		development and		
ğ		enhance		
q		competitiveness,		
nic		enabling provision of		
Economic Activity	economy.	high-quality employment land in		
Ť		appropriate locations		
ΪŻ		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	11/71	
		shopping hierarchy,		
		supporting the vitality		
		and viability of		
		Cambridge, town,		
		district and local		
		centres? 0		
		Will it encourage the		
		rural economy and		
		diversification, and		
		support sustainable tourism?	NI/A	
	their skills, potential and	Will it contribute to	N/A	
	place of	providing a range of		
	residence	employment		
		opportunities, in		
1		accessible locations?	0	
ĺ	Support	Will it improve the		
	appropriate	level of investment in		
		key community		
	people, places,	services and		
	communications			
		including		
I	infrastructure	broadband? 0		

1	1			
		Will it improve access to education		
		and training, and support provision of		
		skilled employees to		
		the economy?	N/A	
	Reduce the	Will it enable shorter		
	need to travel	journeys, improve		
	and promote	modal choice and		
	more	integration of		
	sustainable	transport modes to		
	transport	encourage or		The 9 service stops 500m from the site, providing a 30 minute frequency
	choices.	facilitate the use of		service mon-sat, and no service on Sundays.
		modes such as		
		walking, cycling and		A site would improve accessibility to open space to the northern part of
		public transport?	+	Milton.
		Sub-indicator:		
		Distance to bus stop		
		/ rail station		
		Sub-indicator:		
		Frequency of Public		
		Transport		
T		Sub-indicator:		
an		Typical Public		
Transport		Transport Journey		
Ă		Time to Cambridge		
		City Centre or Market		
		Town		
		Sub-indicator:		
		Distance for cycling		
		to City Centre or Market Town		
	Secure	Will it provide safe		
	appropriate	access to the		
	investment and	highway network,		Site adjoins new football pitches and pavilion, supported by a
	development in	where there is		new car park. The impact of additional pitches on parking levels
	transport	available capacity?	0	would need to be considered.
	infrastructure,	Will it make the	U	
	and ensure the	transport network		
	safety of the	safer for and		
	transport	promote use of non-		
	network.	motorised modes?	0	
	песмогк.	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 tranguil 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.

 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 PVAAs and LGS

Question 37B and 38

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
Bassingbourn	The play area and open space in Elbourn Way	PVAA or LGS	34987; 38285	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. 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. 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.	Part of site north of Elbourn Way meets test for only LGS. Land south of road meets test for PVAA and LGS.
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
				 field and the house and garden at 60 Spring Lane. The site adjoins housing to the north, west and east. 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. The site is close to a number of Grade II listed buildings. Site is outside of village framework and therefore could not be considered as PVAA. 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 	Local Plan. The site meets the test for LGS.
				•	

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				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 L	and 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 C	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 C	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 C	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

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
	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		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 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	Site does not meet test for either PVAA and LGS

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				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		 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. 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. 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. 	
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
Haslingfield W	/ellhouse Meadow	potential open space areas	43245 Мар	CSF/5 Landscape, Biodiversity, Recreation and Public Access. 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. 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 R	ecreation 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

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				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	 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. The wooded character of the site by the river provides a tranquil beauty spot with wildlife value for the local community. The vast majority of the site is outside of the village framework and therefore could not be considered as a PVAA 	The site has been proposed as a housing site during the Issues and Options Consultation. Site meets test for only LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				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	 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. The views across the site towards the listed church would be protected if the site were to be designated as a PVAA or LGS. 	Site meets test for PVAA and LGS
Over Willingha	am Road/west of Mill Road	PVAA	38568	 This site is outside of the village framework and therefore cannot be considered as a PVAA. 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. 	Site meets test for only LGS
Pampisford	The Spinney adjacent to 81 Brewery Road.	PVAA 35562		This area of woodland is outside of the village framework and therefore cannot be considered as a PVAA. It is within the Green Belt and there is an	Site does meets test for LGS.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				 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. It has value for wildlife. It appears to be private with no access from public footpaths. 	
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.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
				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

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos	Council assessment	Council Recommendation
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	 This site is located outside of the village framework and therefore cannot be considered as a PVAA. 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. There appears not to be public access to the site. To the south of the site are 	Site does meet test for LGS.
				residential houses in Craft Way. A grade II listed building overlooks the site to the west.	
Steeple Morden	The Cowslip Meadow	PVAA /LGS	38649; 38654	 This site is located outside of the village framework and therefore cannot be considered as a PVAA. 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 	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	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. Beyond village framework west of the Recreation Ground and Cowslip Meadow. The site has wildlife interest offering a tranquil location outside of the village.	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	The site is outside of the village framework and therefore cannot be considered as a PVAA. It is an area of grassland, the recreation ground for Toft and therefore has a recreational value for the village.	Site meets test for only LGS.
Toft	Land adjacent to 6 High Street	LGS/ PVAA	45129; 43074	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.	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

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
Bassingbourn	Land between Spring Lane and South End	PVAA or LGS	38269; 38285	 This site is on the southern edge of the village outside of the village framework and therefore could not be considered as a PVAA. 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. Unlikely to be a site valued by the local community except in being open undeveloped field on edge of village. It does not appear to have any distinguishing features to it to be identified as LGS. 	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
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

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
	Ground			western edge of Cottenham. It is open to the public for informal recreation.	only LGS
Cottenham Me	oat	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 Re	ecreation 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			 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. It is an extensive area which would not follow the guidance in the NPPF for designating LGS. 	
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 Or	chard 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 Co	olidge 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 We	st 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 Mo	rgans 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 Mo	rgans 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 Mo	rgans 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 Mc	organs 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 Th	e 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 Pla	aying 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
				area with well-established trees which adds to the character of this part of the village. 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.	
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;	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. 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. The site is outside of the village framework and therefore cannot be considered as a PVAA. The respondents have stated that the site is	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 past 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
				 development opportunities. Two existing PVAAs adjoin the southern boundary one of which includes the Horse Pond. The site is outside of the village framework and therefore cannot be considered as a PVAA. 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. 	
Fulbourn Two	fields between Fulbourn Old Drift, Hinton Road and Cambridge Road.	PVAA or LGS	39455; 41317 (LGS) Map with rep 41317	The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS. 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	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	The site is outside of the village framework and therefore cannot be considered as a PVAA. It does not appear to have any distinguishing features to it to be identified as LGS. 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.	Site does not meets test for either PVAA or LGS
Gamlingay	Lupin Field	LGS	40376 33539(Parish Council rep that mentions this area)	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. It does not appear to have any distinguishing features to it to be identified as LGS. The Parish Council has mentioned this field in their submission relating to wanting to preserve the special character Gamlingay has with its	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
				nearby hamlets. (Representation no.33539) According to the respondent this area is demonstrably special to the village.	
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	 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. 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. 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. 	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	The PVAA is an extensive area of farmland within the heart of Guilden Morden. 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.	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	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. It does not therefore meet the criteria for being designated as a PVAA. The respondent has indicated that Back Lane	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 lckleton		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	The site was submitted during the Call for Sites for the SHLAA (Sites 28 and 29) 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. When assessed as a housing site it was	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
				 concluded that the site has no development potential. 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. 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. 	
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.

Village	Site Location /Address	Proposed PVAA and/ or Local Green Space?	Rep nos.	Council Assessment	Recommendation
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	 The site is a green space surrounded to north, east and south by residential. It provides an amenity for this part of Over. 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. 	This should be retained as a PVAA. It meets the test for a LGS.
Sawston Cha	allis 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 Orch	ard Park, Tannery Road	LGS	42314	 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. 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. 	The site is already within a PVAA and meets the test for LGS.
Sawston Mill	Lane Recreations Ground	LGS	42314	 The site is the recreational ground for the village and as such has recreational value for the local community. It is already a PVAA. 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. 	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 Spice	Field	LGS	42314	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. 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.	The site is already within a PVAA and meets the test for LGS.
Sawston Lynto	n Way Recreation Ground	LGS	42314	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. 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.	The site is already within a PVAA and meets the test for LGS.
Sawston Bellbi	^r d 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	andlebury 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 FrontagesTable 4 – Other suggestions for ICF and requests for existing ICF to be removed.

Table 3

Parish Council suggestions

Important Countryside Frontages

Question 39

Village	Site Location /Address	Rep nos	Council assessment	Recommendation
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.

Village	Site Location /Address	Rep nos	Council assessment	Recommendation
			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.	This does not meet the criteria for ICF.
			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.	
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 Willinghar	m 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
			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.	the criteria for ICF.

Table 4

From other than Parish Councils

Important countryside frontages

Question 39 – Suggestions for new ICFs and challenges to existing ICFs.

Village	Site Location /Address	Rep no,	Council assessment	Recommendation
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.
FowImere	Object to the current ICF designation of the east boundary of land west of High Street, FowImere.	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

Village	Site Location /Address	Rep no,	Council assessment	Recommendation
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		requested that the ICF around Longstanton be removed. 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.	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