

Settlement summaries of SHLAA and SA assessments

The settlement summaries combine key elements from the SHLAA and SA assessments that avoid duplication wherever possible and which are intended to assist informed judgements to be made about the relative merits of potential development sites. Reference can also be made to the full SHLAA and SA assessments.

Impact and significance	Overall summary of impacts and significance
+++	Significant beneficial impacts / potentially suitable with good availability and achieveability
+	Minor beneficial impacts / potentially suitable, available and achievable during the plan period
0	Not applicable / no impacts / neutral impacts or impacts capable of full mitigation / potentially suitable, available and partly achievable during the plan period
-	Adverse impacts / impacts capable of partial mitigation / potentially suitable, availability concerns, achievability concerns
---	Significant adverse impacts which cannot be effectively mitigated / no potential suitability, serious availability concerns, serious achievability concerns

The entries in the impacts and significance summary will sometimes represent a judgement about a number of separate criteria from the SHLAA assessments. The summary of each tier of SHLAA assessment should use the most adverse rating in that tier where it concerns a matter which could prevent development (such as flooding) and otherwise represent a balanced view of the overall performance of that site across the SHLAA criteria in that tier.

Notes

1. The notional dwelling numbers generated by the gross to net spreadsheet are inserted for sites below 100ha. The dwelling numbers for sites of 100ha or above are otherwise taken from the questionnaires with the exception of site 194 where no dwelling number was given in the Call for Sites Questionnaire. Dwelling numbers for the smaller sites at Waterbeach (site 231) are derived pro-rata from the full site area. This takes into account the widely variable gross to net ratios which exist for these large sites and makes an assumption that the proposers of such large sites have done some work to assess how the sites may be developed to best effect.

2. The notional dwelling numbers are generated by converting the gross site area to net using a formula which then multiplies the net area by a dwellings per hectare number appropriate for that type of settlement. The numbers do seek to take into account whether parts of a site may be affected by constraints such as flooding, noise, odour from WWTW, heritage buffers, or landscape and townscape impacts which could reduce the area on which houses could be built. However the area that could not be built on could often still provide the necessary open space, SUDS or similar uses which a site may require to allow additional housing on the unaffected land and so cannot simply be deducted from the net site area. The notional dwelling capacities of sites with real potential for allocation in the Local Plan will need to be firmed up where there may be such uncertainties with the Urban Design team.

3. In the text boxes accompanying each settlement the following abbreviations are sometimes used: GB = Green Belt, LB = Listed Building, ICF = Important Countryside Frontage, FZ = Flood Zone

Sustainable Development Potential

Green	More sustainable site with development potential (few constraints or adverse impacts).
Yellow	Less sustainable site with development potential (some constraints or adverse impacts).
Red	Least sustainable site with no significant development potential (significant constraints or adverse impacts).