



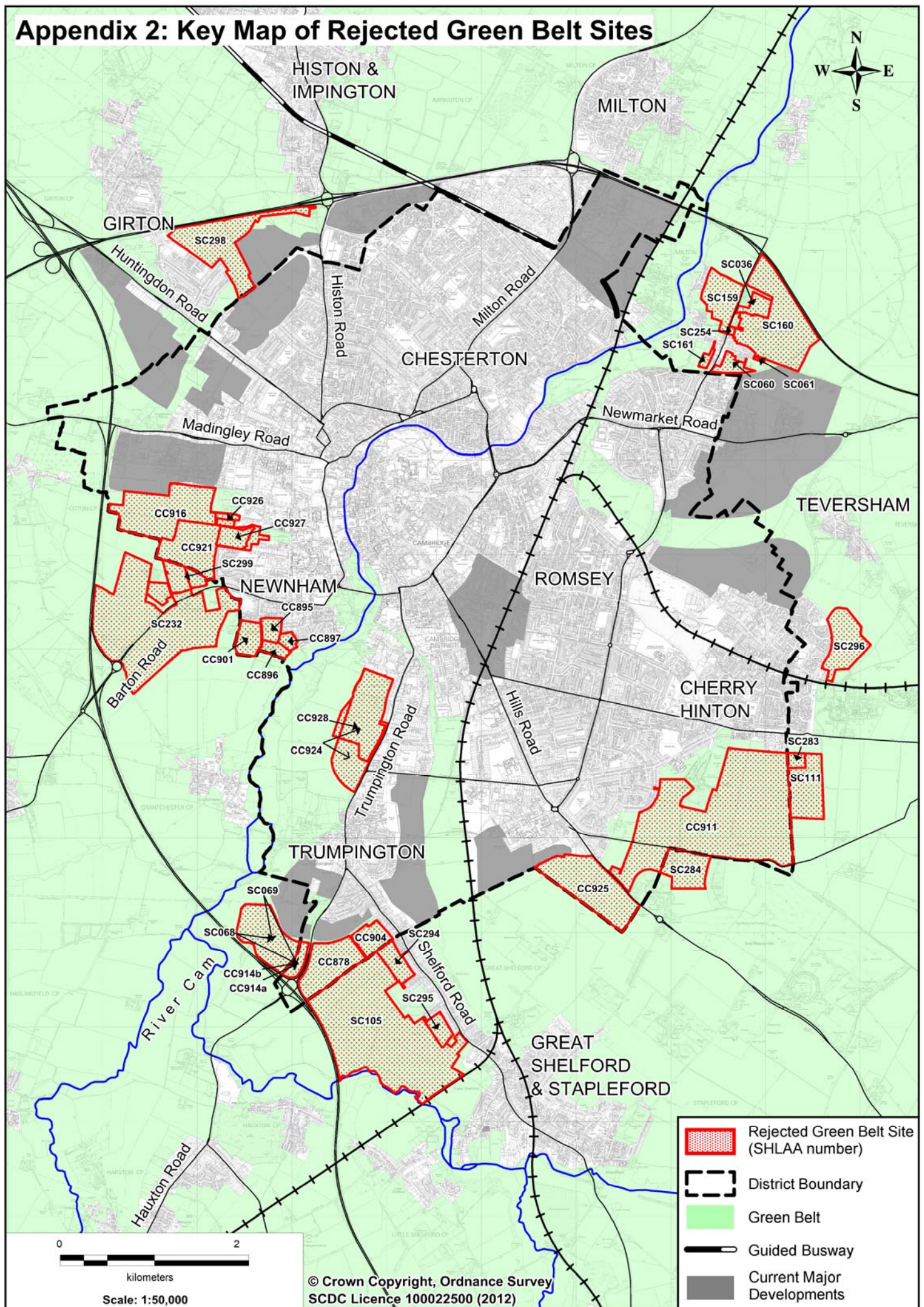
Appendices



Document	Author (or prepared for)	Year published	Link
Cambridge Sustainability Appraisal Scoping Report	Cambridge City Council	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/local-plan-review/
South Cambridgeshire Sustainability Appraisal Scoping Report	South Cambridgeshire District Council	2012	http://www.scambs.gov.uk/content/sustainability-appraisal-scoping-report
Transport Strategy for Cambridge and South Cambridgeshire (consultation documents)	Cambridgeshire County Council	2012	http://www.cambridgeshire.gov.uk/transport/strategies/currenttransportplans/Transport+Strategy+for+Cambridge+and+South+Cambridgeshire.htm
Cambridge Housing and Employment Technical Paper	Cambridge City Council	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/background-documents/
East of England Forecasting Model population runs for South Cambridgeshire to 2031	Cambridgeshire County Council	2012	http://www.cambridgeshire.gov.uk/business/research/economy/lab/Economic+forecasts.htm
Cambridge Econometrics population forecasting for South Cambridgeshire to 2031	Cambridgeshire Local Planning Authorities	2012	http://www.cambridgeshire.gov.uk/business/research/economy/lab/Cambridgeshire+scenarios.htm
Strategic Housing Market Assessment	Cambridge Sub-Region Housing Board	2012	http://www.cambridgeshireinsight.org.uk/housing/consultation-shma-chapters
Cambridge and South Cambridgeshire Sustainable Development Strategy Review	Cambridgeshire Joint Strategy Unit	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/background-documents/
Cambridge Green Belt Study	Landscape Design Associates for South Cambridgeshire District Council	2002	http://www.scambs.gov.uk/content/cambridge-green-belt-study

Document	Author (or prepared for)	Year published	Link
Cambridge City Inner Greenbelt Boundary Study	Cambridge City Council	2002	Not available online.
West of Trumpington Road Green Belt Study	Landscape Design Associates for Cambridge City Council	2003	Not available online.
Inner Green Belt Study Review	South Cambridgeshire District Council and Cambridge City Council	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/background-documents/
Site Assessments for Edge of Cambridge Sites	South Cambridgeshire District Council and Cambridge City Council	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/background-documents/
Arts and Culture Strategy for the Cambridge Sub Region	Cambridgeshire Horizons	2006	http://www.cambridgeshirehorizons.co.uk/our_challenge/art_culture_sport/
Major Sports Facilities Strategy for the Cambridgeshire Sub-Region	Cambridgeshire Horizons	2005	http://www.cambridgeshirehorizons.co.uk/documents/publications/horizons/major_sports_facilities_strategy.pdf
Cambridge Community Stadium – Feasibility Study	Cambridgeshire Horizons	2007	http://www.cambridgeshirehorizons.co.uk/our_challenge/art_culture_sport/community_stadium.aspx
Cambridge Sub-Regional Facilities Review	South Cambridgeshire District Council and Cambridge City Council	2012	http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning-policy/background-documents/

Appendix 2: Key Map of Rejected Green Belt Sites



Broad Location 1: Land to the north and south of Barton Road						
Site Reference:	SC232	SC299	CC921	CC916	CC926	CC927
Address:	Land North and South of Barton Road	Land North of Barton Road	Land North of Barton Road	Grange Farm	Land North of Barton Road	Barton Road North (2)
Site area (ha) total/potentially developable	149.97 ha / 74.98-112.48 ha	14.14 ha / 7.07-10.61 ha	36.87 ha / 18.44-27.65 ha	44.03 ha / 22.05-33.02 ha	2.90 ha / 2.18 ha	6.86 ha / 5.14 ha
Notional dwelling capacity: total / proposed	2,999-4,499	2,999-4,499	830-1,244	991-1,486	98	231
Green Belt site option	n/a	n/a	n/a	n/a	n/a	n/a
Level 1 Strategic Considerations						
Flood Risk	A	R	A	A	A	A
Green Belt	RR	R	R	RR	A	A
Timeframe for development	A	A	A	A	A	A
Site access	A	A	R	A	R	R
Cambridge Airport safety zone	A	A	A	A	A	A
Level 2 Other Considerations						
Distance to district/local centre	A	R	A	A	R	R
Integration with existing communities	G	R	G	G	R	R
Open space provision	G	G	G	G	R	G
Transport (City context)	R	R	R	A	R	R
Transport (South Cambs context)	A	G	G	GG	G	G
Distance from AQMA,M11, A14	R	R	A	R	A	G
Noise	A	A	A	R	G	A
Biodiversity	A	A	A	A	A	A
Overall Conclusion						
	R	R	R	R	R	R

Broad Location 1: Land to the north and south of Barton Road	
Summary	
SC232 Land North and South of Barton Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Part of land north of Barton Road falls within Flood Zone 3 (high risk). - The site does not have access to high quality public transport. - The western part of the site suffers from poor air quality and noise due to the proximity of the M11. - Further than 800m to access health facilities though the size of the site would merit new provision within the development.
SC299 Land North of Barton Road	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - Large areas of the site north of Barton Road within Flood Zone 3 (high risk). - The site does not have access to high quality public transport. - The western part of the site suffers from poor air quality and noise due to the proximity of the M11. - Further than 800m to access health facilities though the size of the site would merit new provision within the development.
CC921 Land North of Barton Road	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - No access unless developed in conjunction with SC232 or CC916. - Site is further than 800m from a health centre/GP and its size would mean it is less likely to be able to provide for new health facilities on site. - It is not accessible to high quality public transport. - Air quality worsening as a result of size of development.
CC916 Grange Farm	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Site is further than 800m from a health centre/GP and its size would mean it is less likely to be able to provide for new health facilities on site. - The western part of the site suffers from poor air quality and noise due to the proximity of the M11. - Air quality worsening as a result of size of development.
CC926 Land North of Barton Road	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Inadequate vehicular site access unless developed with site CC927 or with allocated site 7.09 which is in the same ownership. - Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field, which could potentially be protected under Cambridge Local Plan Policy 4/2. This open space would have to be satisfactorily replaced elsewhere.
CC927 Barton Road North 2	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Inadequate vehicular site access unless developed with adjoining sites. - Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - it is not accessible to high quality public transport.

Broad Location 2: Playing fields off Grantchester Road, Newnham				
Site Reference:	CC895	CC896	CC897	CC901
Address:	Downing Playing Field Grantchester Road	Pembroke Playing Field Grantchester Road	St. Catherines Playing Field Grantchester Road	Westes Renault RUFT Grantchester Road
Site area (ha) total/potentially developable	4.83 ha / 2.42-3.62 ha	3.76 ha / 1.88-2.82 ha	2.71 ha / 1.35-2.03 ha	8.55 ha / 4.28-6.41 ha
Notional dwelling capacity: total / proposed	109-163	85-127	61-91	192-289
Green Belt site option	n/a	n/a	n/a	n/a
Level 1 Strategic Considerations				
Flood Risk	A	G	G	R
Green Belt	RR	RR	RR	RR
Timeframe for development	R	R	R	R
Site access	A	A	R	A
Cambridge Airport safety zone	A	A	A	A
Level 2 Other Considerations				
Distance to district/local centre	A	A	A	R
Integration with existing communities	A	A	A	A
Open space provision	R	R	R	R
Transport (City context)	R	R	R	R
Transport (South Cambs context)	GG	GG	GG	GG
Distance from AQMA,M11, A14	A	A	A	A
Noise	G	G	G	G
Biodiversity	G	G	A	A
Overall Conclusion				
	R	R	R	R

Broad Location 2: Playing fields off Grantchester Road, Newnham	
Summary	
CC895 Downing Playing Field Grantchester Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
CC896 Pembroke Playing Field Grantchester Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
CC897 St. Catherines Playing Field Grantchester Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Inadequate vehicular access. - Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
CC901 West's Renault RUFT Grantchester Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Significant flooding problems. - No evidence of landowner intention to develop. - Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.

Broad Location 3: Land west of Trumpington Road	
	Summary
CC924 Land west of Trumpington Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Further than 800m to access GP surgery. - Air quality issues. - Loss of protected open space, particularly as this is within and contributes to the character of the Southacre Conservation Area. - Loss of Grade 2 agricultural land (32 ha).
CC928 Land west of Trumpington Road	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Further than 800m to access GP surgery. - Air quality issues. - Loss of protected open space, particularly as this is within and contributes to the character of the Southacre Conservation Area. - Loss of Grade 2 agricultural land (32 ha).

Broad Location 3: Land west of Trumpington Road		
Site Reference:	CC924	CC928
Address:	Land west of Trumpington Road	Land west of Trumpington Road
Site area (ha) total/potentially developable	45.30 ha / 22.65-33.98 ha	32.8 ha / 24.6 ha
Notional dwelling capacity: total / proposed	1,019-1,529	1,107
Green Belt site option	n/a	n/a
Level 1 Strategic Considerations		
Flood Risk	A	A
Green Belt	RR	R
Timeframe for development	R	R
Site access	A	A
Cambridge Airport safety zone	A	A
Level 2 Other Considerations		
Distance to district/local centre	A	A
Integration with existing communities	G	G
Open space provision	G	G
Transport (City context)	A	A
Transport (South Cambs context)	GG	GG
Distance from AQMA, M11, A14	G	A
Noise	A	A
Biodiversity	A	A
Overall Conclusion		
	R	R

Broad Location 4: Land west of Hauxton Road				
Site Reference:	SC068	SC069	CC914A	CC914B
Address:	Land west of Hauxton Road, Trumpington	Land west of Hauxton Road, Trumpington	Land west of Hauxton Road, Trumpington	Land west of Hauxton Road, Trumpington
Site area (ha) total/potentially developable	27.56 ha	27.56 ha	4.65 ha	4.65 ha
Notional dwelling capacity: total / proposed	Up to 500	Up to 500	Not developable without larger site	Not developable without larger site
Green Belt site option	n/a	n/a	n/a	n/a
Level 1 Strategic Considerations				
Flood Risk	G	G	G	G
Green Belt	RR	RR	RR	RR
Timeframe for development	A	A	A	A
Site access	A	A	A	A
Cambridge Airport safety zone	A	A	A	A
Level 2 Other Considerations				
Distance to district/local centre	R	R	R	R
Integration with existing communities	G	G	G	G
Open space provision	GG	GG	GG	GG
Transport (City context)	A	A	A	A
Transport (South Cambs context)	GG	GG	GG	GG
Distance from AQMA, M11, A14	R	R	R	R
Noise	A	A	A	A
Biodiversity	G	G	G	G
Overall Conclusion				
	R	R	R	R

Broad Location 4: Land west of Hauxton Road	
Summary	
SC068 Land west of Hauxton Road, Trumpington	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.
SC069 Land west of Hauxton Road, Trumpington	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.
CC914A Land west of Hauxton Road, Trumpington	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.
CC914B Land west of Hauxton Road, Trumpington	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.

Broad Location 5: Land South of Addenbrooke's Road						
Site Reference:	CC878	SC105	CC904	SC294	SC295	
Address:	Land east of Hauxton Road	Land to the south of Addenbrooke's Road, Cambridge	Land east of Hauxton Road	Land east of Hauxton Road	Land east of Hauxton Road	
Site area (ha) total/potentially developable	23.0 ha	145.0 ha	9.22 ha / 6.9 ha	8.23 ha / 6.2 ha	5.69 ha / 4.27 ha	
Notional dwelling capacity: total / proposed	Up to 776	2,500	310	Up to 247	Up to 171	
Green Belt site option	n/a	n/a	n/a	n/a	n/a	
Level 1 Strategic Considerations						
Flood Risk	G	G	G	G	G	G
Green Belt	RR	R	R	A	A	A
Timeframe for development	A	A	A	A	A	A
Site access	A	A	A	R	R	R
Cambridge Airport safety zone	A	A	A	A	A	A
Level 2 Other Considerations						
Distance to district/local centre	R	A	R	R	R	R
Integration with existing communities	A	G	A	A	A	A
Open space provision	G	GG	G	G	G	G
Transport (City context)	A	R	G	G	R	R
Transport (South Cambs context)	GG	G	GG	GG	GG	GG
Distance from AQMA, M11, A14	R	R	A	A	G	G
Noise	A	A	A	A	A	A
Biodiversity	G	G	G	G	G	G
Overall Conclusion						
	R	R	R	R	R	R

Broad Location 5: Land South of Addenbrooke's Road	
Summary	
CC878 Land east of Hauxton Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.
SC105 Land to the south of Addenbrooke's Road, Cambridge	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - Could provide own services, facilities and schools. - Poor transport accessibility in City context but good accessibility in South Cambridgeshire context. - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.
CC904 Land east of Hauxton Road	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - Distant from existing services and facilities. - Distant from existing Primary School. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context.
SC294 Land east of Hauxton Road	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Inadequate vehicular access. - Distant from existing services and facilities. - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context.
SC295 Land east of Hauxton Road	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Inadequate vehicular access. - Distant from existing services and facilities. - Poor public transport accessibility in City context but very good accessibility in South Cambridgeshire context.

Broad Location 6: Land south of Addenbrooke's and southwest of Babraham Road	Summary
Cc925 Land South of Addenbrooke's and Southwest of Babraham Road	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - No evidence of landowner intention to develop. - Further than 800m to access GP surgery. - Air quality issues. - Loss of Grade 2 agricultural land (majority of site - which is 40ha).

Broad Location 6: Land south of Addenbrooke's and southwest of Babraham Road		CC925
Site Reference:	Land South of Addenbrooke's and Southwest of Babraham Road	
Address:	39.80 ha / 19.9-29.85 ha	
Site area (ha) total/potentially developable	896-1,343	
Notional dwelling capacity: total / proposed	n/a	
Green Belt site option		
Flood Risk	A	
Green Belt	RR	
Timeframe for development	R	
Site access	A	
Cambridge Airport safety zone	A	
Distance to district/local centre	A	
Integration with existing communities	G	
Open space provision	G	
Transport (City context)	A	
Transport (South Cambs context)	GG	
Distance from AQMA, M11, A14	A	
Noise	A	
Biodiversity	A	
Overall Assessment	R	

Broad Location 7: Land between Babraham Road and Fulbourn Road										
Site Reference:	CC911	SC111	SC283	SC284	CC929	CC930	CC932	CC933	SC300	
Address:	Fulbourn Rd r/o Peterhouse Technology Park	Land south of Cambridge Road Fulbourn, Cambridge	Land south of Cambridge Road Fulbourn, Cambridge	Land south of Worts Causeway, Cambridge	Worts' Causeway South	Worts' Causeway North	Fulbourn Road South 2	Fulbourn Road South 1	Fulbourn Road South 3	
Site area (ha) total/potentially developable	116.55 ha / 58.28-87.41 ha	29.05 ha / 14.52-21.79 ha	6.62 ha / 3.31-4.96 ha	24.92	6.8 ha / 5.1 ha	7.84 ha / 5.88 ha	1.4 ha / 1.05 ha	2.3 ha / 1.73 ha	116.55 ha / 58.28-87.41 ha	
Notional dwelling capacity: total / proposed	2,622-3,934	581-872	132-199	712	230	265	47	78	2,622-3,934	
Green Belt site option	n/a	n/a	n/a	n/a	GB2	GB1	GB4	GB3	GB5	
Level 1 Strategic Considerations										
Flood Risk	A	A	G	A	A	A	G	G	G	
Green Belt	RR	RR	R	RR	A	A	A	A	A	
Timeframe for development	G	G	G	G	A	A	n/a	A	n/a	
Site access	A	A	A	A	A	G	A	A	A	
Cambridge Airport safety zone	R	A	A	A	A	A	A	A	A	
Level 2 Other Considerations										
Distance to district/local centre	A	R	A	R	R	A	A	A	A	
Integration with existing communities	G	R	R	R	G	G	n/a	A	n/a	
Open space provision	G	G	G	G	G	G	G	G	G	
Transport (City context)	R	A	A	A	R	G	G	G	G	
Transport (South Cambs context)	G	GG	GG	GG	GG	GG	GG	GG	GG	
Distance from AQMA, M11, A14	G	G	G	G	G	G	G	G	G	
Noise	A	A	A	A	A	A	A	A	A	
Biodiversity	A	A	A	R	A	A	A	A	A	
Overall Conclusion										
	R	R	R	R	A	A	A	A	A	

Broad Location 7: Land between Babraham Road and Fulbourn Road	
Summary	
CC911 Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land west of Babraham P&R	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Large part of site constrained by Cambridge Airport public safety zone. - Further than 800m to access GP surgery. - Significant air quality impact. - Loss of protected open space, but this could be mitigated because the site is large. - The site does not have access to high quality public transport, and poor cycle access.
SC111 Land south of Cambridge Road Fulbourn, Cambridge	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - Cycle access is poor. - Loss of Grade 2 agricultural land (X ha).
SC283 Land south of Cambridge Road Fulbourn, Cambridge	<ul style="list-style-type: none"> - Significant impact on Green Belt purposes. - Cycle access issues.
SC284 Land south of Worts Causeway, Cambridge	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Site is not near to local facilities such as district / local centre & GP surgery. - Also scores badly on a local wildlife site, green infrastructure and biodiversity.
CC929 Worts' Causeway South	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes - Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - It is not accessible to high quality public transport.
CC930 Worts' Causeway North	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Less than half of the site is further than 800m from the nearest primary school. - The site contains a County Wildlife Site, which is important for its semi natural grassland and biodiversity. This area is also designated as protected open space for its environmental qualities. Any development should not adversely affect this area. - Lacks dedicated cycling provision on Worts Causeway and during rush hour could result in added risks to cycling.
CC932 Fulbourn Road South 2	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction.
CC933 Fulbourn Road South 1	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction.
SC300 Fulbourn Road South 3	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction.

Broad Location 8: Land east of Gazelle Way	
Summary	
SC296 Land east of Gazelle Way	<ul style="list-style-type: none"> - Adverse impact on Green Belt purposes. - Distant from existing services and facilities. - Very significant archaeology constraints.

Broad Location 8: Land east of Gazelle Way	
Site Reference:	SC296
Address:	Land east of Gazelle Way
Site area (ha) total/potentially developable	21.0 ha / 10.5 ha
Notional dwelling capacity: total / proposed	420
Green Belt site option	n/a
Flood Risk	
	A
Green Belt	
	RR
Timeframe for development	
	G
Site access	
	G
Cambridge Airport safety zone	
	A
Distance to district/local centre	
	R
Integration with existing communities	
	R
Open space provision	
	G
Transport (City context)	
	R
Transport (South Cambs context)	
	GG
Distance from AQMA, M11, A14	
	A
Noise	
	R
Biodiversity	
	G
Other	
	R

Broad Location 9: Land at Fen Ditton							
Site Reference:	SC036	SC060	SC061	SC159	SC160	SC161	SC254
Address:	Land east of Horningsea Road, Fen Ditton	Land south of Shepherds Close, Fen Ditton	Land off High Ditch Road, Fen Ditton	Land at Fen Ditton (west of Ditton Lane)	Land at Fen Ditton (east of Ditton Lane)	High Street, Fen Ditton	Land between 12 & 28 Horningsea Road, Fen Ditton
Site area (ha) total/potentially developable	5.36 ha / 4.02 ha	6.06 ha / 3.79 ha	0.32 ha / 0.32 ha	17.19 ha / 8.6 ha	52.44 ha / 20.98 ha	1.69 ha / 1.52 ha	0.52 ha / 0.47 ha
Notional dwelling capacity: total / proposed	120	114	10	258	629	46	14
Green Belt site option	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Level 1 Strategic Considerations							
Flood Risk	G	G	G	G	G	G	A
Green Belt	RR	RR	RR	RR	RR	R	A
Timeframe for development	G	G	A	A	G	G	G
Site access	G	G	G	G	A	G	A
Cambridge Airport safety zone	A	A	A	A	A	A	A
Level 2 Other Considerations							
Distance to district/local centre	A	A	R	A	G	A	A
Integration with existing communities	A	A	R	R	A	G	G
Open space provision	G	G	G	G	G	G	GG
Transport (City context)	G	G	A	A	G	A	G
Transport (South Cambs context)	GG	GG	GG	GG	GG	GG	GG
Distance from AQMA, M11, A14	A	A	A	R	G	A	R
Noise	A	A	A	A	G	A	A
Biodiversity	G	G	G	G	G	G	G
Overall Conclusion							
	R	R	R	R	R	R	A

Broad Location 9: Land at Fen Ditton	
Summary	
<p>SC036 Land east of Horningsea Road, Fen Ditton (land south and east of 42 Horningsea Road, Fen Ditton)</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Distant from Secondary School. - Distant from well served bus stops. - Significant Conservation constraints. - Noise and vibration constraints.
<p>SC060 Land south of Shepherds Close, Fen Ditton</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from Secondary School. - Significant Conservation constraints. - Significant negative impact on Listed Buildings.
<p>SC061 Land off High Ditch Road, Fen Ditton</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Distant from Secondary School. - Significant Conservation constraints.
<p>SC159 Land at Fen Ditton (west of Ditton Lane)</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Distant from existing services and facilities. - Significant Conservation constraints. - Significant negative impact on Listed Buildings.
<p>SC160 Land at Fen Ditton (east of Ditton Lane)</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Significant negative impact on Listed Buildings. - Distant from Secondary School. - Significant Conservation constraints.
<p>SC161 High Street, Fen Ditton</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Significant negative impact on Listed Buildings. - Significant Conservation constraints.
<p>SC254 Land between 12 and 28 Horningsea Road, Fen Ditton</p>	<ul style="list-style-type: none"> - Very significant impact on Green Belt purposes. - Significant negative impact on Listed Buildings. - Distant from existing services and facilities. - Distant from Secondary School. - Significant Conservation constraints.

Broad Location 10: Land south of the A14 and west of Cambridge Road (NIAB 3)	
Summary	
SC298 Land south of the A14 and west of Cambridge Road	- Adverse impact on Green Belt purposes. - Noise and air quality constraints due to proximity to A14.

Broad Location 10: Land south of the A14 and west of Cambridge Road (NIAB 3)		SC298
Site Reference:	Land south of the A14 and west of Cambridge Road	
Address:		
Site area (ha) total/potentially developable	12.6 ha	
Notional dwelling capacity: total / proposed	Up to 130	
Green Belt site option	GB6	
Flood Risk		
		A
Green Belt		
		A
Timeframe for development		
		G
Site access		
		A
Cambridge Airport safety zone		
		A
Distance to district/local centre		
		A
Integration with existing communities		
		G
Open space provision		
		GG
Transport (City context)		
		G
Transport (South Cambs context)		
		GG
Distance from AQMA, M11, A14		
		R
Noise		
		A
Biodiversity		
		G
Overall Assessment		
		A

Appendix 4 Rejected Green Belt Sites

In the following schedule reference to a site reference (part) indicates that part of the site as submitted has not been rejected. In these cases the part of the site that has been taken forward for consultation will have its own reference number except for SC298.

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
Broad Location 1	Land to the North and South of Barton Road		
BL1 SC232	Land North and South of Barton Road	Red-Although the site is large enough to provide its own facilities it causes very significant impact on Green Belt purposes. Part of area north of Barton Road suffers from significant flooding problems. The site has poor public transport facilities and sections near the M11 suffer from air quality and noise issues.	Rejected
BL1 SC299	Land North of Barton Road	Red-Significant impact on Green Belt purposes. The site floods requiring much to be given over to green infrastructure. Site is distant from local facilities and too small to provide its own.	Rejected
BL1 CC921	Land North of Barton Road	Red-Significant impact on Green Belt purposes. Difficult access issues unless developed in conjunction with other sites. Air quality issues and poor public transport. Distance from health facilities	Rejected
BL1 CC916	Grange Farm	Red- Very significant impact on Green Belt purposes. Difficult access issues unless developed in conjunction with other sites. Air quality and noise issues near the M11. Poor public transport. Distance from health facilities.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
BL1 CC926	Barton Road North 1	Red- Adverse impact on Green Belt purposes. Loss of protected open space. Difficult access issues unless developed in conjunction with other sites. Poor integration with existing community and poor scores on accessibility to existing centres and services.	Rejected
BL1 CC927	Barton Road North 2	Red- Adverse impact on Green Belt purposes. Difficult access issues unless developed in conjunction with other sites. Poor integration with existing community and poor scores on accessibility to existing centres and services.	Rejected
Broad Location 2	Playing Fields off Grantchester Road, Newnham		
BL2 CC895	Downing Playing Field Grantchester Road	Red-Very significant impact on Green Belt purposes. No evidence of landowner intentions. Poor scores on accessibility to existing centres and services. Loss of protected open space.	Rejected
BL2 CC896	Pembroke Playing Field Grantchester Road	Red-Very significant impact on Green Belt purposes. No evidence of landowner intentions. Poor scores on accessibility to existing centres and services. Loss of protected open space.	Rejected
BL2 CC897	St. Catherine's Playing Field Grantchester Road	Red-Very significant impact on Green Belt purposes. No evidence of landowner intentions. Access issues, poor scores on accessibility to existing centres and services. Loss of protected open space.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
BL2 CC901	Wests Renault RUFC Grantchester Road	Red-Very significant impact on Green Belt purposes. No evidence of landowner intentions. Flooding issues, poor scores on accessibility to existing centres and services. Loss of protected open space.	Rejected
Broad Location 3	Land West of Trumpington Road		
BL3 CC924	Land West of Trumpington Road	Red- Very significant impact on Green Belt purposes. No evidence of landowner intentions. Loss of protected open spaces, which are attractive features in their own right and contribute positively to the landscape setting. Loss of agricultural land. Air quality issues by virtue of its size though it could provide some community facilities	Rejected
BL3 CC928	Trumpington Road West Amended	Red-Significant impact on Green Belt purposes. No evidence of landowner intentions. Loss of protected open spaces, which are attractive features in their own right and contribute positively to the landscape setting. Loss of agricultural land. Air quality issues by virtue of its size though it could provide some of its own community facilities	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
Broad Location 4	Land West of Hauxton Road		
BL4 SC68	Land West of Hauxton Road, Trumpington	Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.	Rejected
BL4 SC69	Land West of Hauxton Road, Trumpington	Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.	Rejected
BL4 914A	Land West of Hauxton Road, Trumpington	Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
BL4 914B	Land West of Hauxton Road, Trumpington	Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.	Rejected
Broad Location 5	Land South of Addenbrooke's Road		
BL5 CC878	Land East of Hauxton Road	Very significant impact on Green Belt purposes Distance from local facilities and inability to provide its own. Poor public transport in a City context. Noise and air quality issues over parts of the site due to proximity to the M11. Loss of agricultural land.	Rejected
BL5 SC105	Land to the south of Addenbrooke's Road, Cambridge	Red-Although the site is large enough to provide its own facilities it causes significant impact on Green Belt purposes. Noise and air quality issues over parts of the site due to proximity to the M11. Loss of agricultural land.	Rejected
BL5 CC904	Land East of Hauxton Road	Significant impact on Green Belt purposes Distance from local facilities and a primary school. Poor public transport in a City context.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
BL5 SC294	Land East of Hauxton Road, north of Westfield Road	Significant impact on Green Belt purposes Inadequate vehicular access. Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context.	Rejected
BL5 SC295	Land East of Hauxton Road, south of Stonehill Road	Adverse impact on Green Belt purposes. Inadequate vehicular access. Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context.	Rejected
Broad Location 6	Land South of Addenbrooke's and between Babraham Road and Shelford Road		
BL6 CC925	Land South of Addenbrooke's and Southwest of Babraham Road	Red- Very significant impact on Green Belt purposes. No evidence of landowner intentions. Loss of agricultural land. Air quality issues by virtue of its size though it could provide some of its own community facilities.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
Broad Location 7	Land between Babraham Road and Fulbourn Road		
BL7 CC911	Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts' Causeway, land west of Babraham P&R	Red- Very significant impact on Green Belt purposes. Large section of site affected by Cambridge Airport Air Safeguarding constraints. Loss of protected open space. Air quality issues by virtue of its size though it could provide good community integration. Poor public transport and cycle access at present.	Rejected
BL7 SC111 (part)	Land South of Cambridge Road Fulbourn, Cambridge	Red- Very significant impact on Green Belt purposes. Poor community integration and access to local facilities.	Rejected
BL7 SC283 (part)	Land South of Cambridge Road Fulbourn, Cambridge	Red- Significant impact on Green Belt purposes. Poor community integration. Poor cycle access.	Rejected
BL7 SC284 (part)	Land South of Worts' Causeway, Cambridge	Red- Very significant impact on Green Belt purposes. Poor community integration and access to local facilities. Adverse impacts on local wildlife site, green infrastructure and biodiversity.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
Broad Location 8 Land East of Gazelle Way			
BL8 SC296	Land East of Gazelle Way	Red-Adverse impact on Green Belt purposes. Major archaeological significance. Loss of agricultural land. Distance from existing local services and facilities.	Rejected
Broad Location 9 Land at Fen Ditton			
BL9 SC036	Land East of Horningsea Road, Fen Ditton (land South and East of 42 Horningsea Road, Fen Ditton)	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact. Distance from local facilities including Secondary School. Poor public transport. Loss of protected open space, noise and vibration constraints.	Rejected
BL9 SC060	Land South of Shepherds Close, Fen Ditton	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact. Distance from a Secondary School.	Rejected
BL9 SC061	Land off High Ditch Road, Fen Ditton	Red- Very significant impact on Green Belt purposes. Distance from local facilities including a secondary school. Conservation constraints.	Rejected
BL9 SC159	Land at Fen Ditton (West of Ditton Lane)	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact. Distance from local facilities.	Rejected

SHLAA site references CC = Cambridge site SC = South Cambridgeshire site	Description	Score & Reason	Overall Conclusion
BL9 SC160	Land at Fen Ditton (East of Ditton Lane)	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact. Distance from a secondary school. Air quality issues near the A14. Loss of agricultural land.	Rejected
BL9 SC161	High Street, Fen Ditton	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact.	Rejected
BL9 SC254	Land between 12 and 28 Horningsea Road, Fen Ditton	Red- Very significant impact on Green Belt purposes. Conservation and Listed Buildings impact. Distance from local facilities including a secondary school.	Rejected
Broad Location 10	Land south of the A14 and west of Cambridge Road (NIAB 3)		
BL10 SC298 (part)	Land south of the A14 and west of Cambridge Road	Red – Significant impact on Green Belt purposes. Air quality and noise impacts from the A14.	Rejected

