

NEW SETTLEMENTS & NORTHSTOWE
Summary of SHLAA and SA Assessments

Settlement Category: New Settlements & Northstowe

SHLAA Site Reference	Site 057	Site 131	Site 135	Site 194	Site 231	Site 238	Site 242	Site 248	Site 251	Site 261	Site 265	Site 273	Site 274	Site 275
Address (summary)	Bourn Airfield, Bourn	Land west and north of Duxford	Land at Six Mile Bottom	Land north of A428, Cambourne	Land north of Waterbeach	Bourn Airfield Bourn	Land NW of B1050, Station Road, Longstanton (Northstowe Reserve)	Hanley Grange	Land at Heathfield	Land at Barrington Quarry	Land to the north of the A428, Cambourne	Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	Land generally north and east of Northstowe	Old East Goods Yard, Station Road, Oakington
Site Size (gross ha)	141.70	49.31	918.22	164.11	558.68	141.70	56.08	264.56	60.11	404.99	271.65	1.84	202.00	0.59
Notional dwelling capacity	3,500	740	10,000	2,626	12,750	3,000	897	5,000	962	3,250	2,500	66	1,800	16
SHLAA strategic considerations	0	-	0	0	0	0	0	-	-	-	0	0	-	-
Green belt	0	0	0	0	0	0	0	0	-	0	0	0	0	0
SHLAA significant local considerations	-	-	-	---	-	-	-	-	---	---	-	-	-	---
Landscape and Townscape impact	-	---	---	---	-	-	0	---	---	---	---	-	---	---
SHLAA site specific factors	-	---	---	---	-	-	-	---	---	---	---	-	---	---
Accessibility to key local services and facilities (SA criteria 37)	+	-	+	+	+	+	+	+	-	+	+	+	+	---
Distance to key local services and facilities (SA criteria 38)	0	0	0	0	0	0	0	0	0	0	0	0	0	---
Accessibility to a range of employment opportunities (SA criteria 48)	+	+	+	+	0	+	+	+	0	0	+	+	+	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0	-	+	0	+	0	0	0	0	+	+	+++
Sustainable Development Potential														

Site Comments:

Site 057	Proposed new settlement to the east of Cambourne. Impact on setting of listed buildings adjoining site. Environmental Health have concerns of impact of noise from A428 and adjoining industrial units. Would need to have a landscape buffer around development to ensure that separation retained from Cambourne and Highfields.
Site 131	Adverse landscape and townscape impacts. Affected by noise from the M11. Part of site within outer consultation zone of a hazardous installation.
Site 135	New settlement south of the A11, mostly in East Cambridgeshire District. Significant concerns regarding landscape, highways, infrastructure provision, accessibility, availability, achievability and deliverability
Site 194	Farmland north of the A428. Significant concerns regarding landscape. Some possible issues with noise from adjoining commercial / industrial site, Motocross site and traffic noise from the A428 and A1198 that should be capable of mitigation. A high voltage overhead electricity line runs through the middle of the site so there are possible electromagnetic fields concerns (EMFs). Development would have a direct impact on A428 with potential capacity issues. Significant new infrastructure would be required.
Site 231	New settlement north of Cambridge. Concerns regarding impacts on landscape, heritage assets, highways, infrastructure provision, and accessibility
Site 238	Proposed expansion of Cambourne. Concerns at impact on setting of listed buildings adjoining site. Environmental Health have concerns of impact of noise from A428 and adjoining industrial units which could be mitigated. Would need to have a landscape buffer around development to ensure that separation retained from Upper Cambourne and Highfields.
Site 242	Site already allocated in the Site Specific Policies Plan. Some concerns regarding landscape impact and achievability.
Site 248	New settlement east of A1301 and west of A11. Significant historic environment, townscape and landscape, and ecological impacts. (LB within, SAMs, LB & CAs around, CWS, SSSI & potentially protected biodiversity). Air quality & noise from traffic. Highways impact only manageable if development is self contained. Significant utility upgrades needed.
Site 251	The site wraps around Heathfield and part of the Imperial War Museum (IWM) complex. Duxford WWTW within site with 400m protection zone. Within Green Belt. Small part in Flood Zone 2. Significant impact on setting of IWM Conservation Area and numerous listed buildings. Noise and air quality concerns from Environmental Health due to proximity of M11 and A505 and adjoining industrial units. Scale of development would overwhelm Heathfield.
Site 261	The site is north of Barrington. Eastern part is former quarry with SSSI Barrington Pit. Minerals site safeguarded for chalk around quarry. Significant impact on setting of adjoining Conservation Areas and on prominent distinctive landscape - contrary to existing landscape character. Development would dominate all local villages.
Site 265	Farmland north of the A428. Significant concerns regarding landscape. Some possible issues with noise from adjoining commercial / industrial site, Motocross site and traffic noise from the A428 and A1198 that should be capable of mitigation. Development would have a direct impact on A428 with potential capacity issues. Significant new infrastructure would be required.
Site 273	Site already allocated in the Site Specific Policies Plan. Some concerns regarding landscape impact and achievability.
Site 274	Extension to Northstowe to NE. Most of southern part within FZ 2 & 3. Potential air quality, noise and land contamination - mainly related to traffic and Guided Busway, and possible malodour from sewage treatment works to west. Significant landscape & townscape impacts and poor relation to Northstowe across Guided Busway. Limited capacity on A14 and issues with B1050.
Site 275	Village extension to Westwick adjacent to Guided Busway. All within FZ 2 & 3. Significant heritage, landscape & townscape impacts. Potential land contamination and noise from Guided Busway - may not be able to mitigate and achieve good design (long narrow site). Limited capacity on A14.

CAMBOURNE
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 239	Site 303
Address (summary)	Land west of Lower Cambourne	Land at Cambourne
Site Size (gross ha)	150.88	8.08
Notional dwelling capacity	2,250	242
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	-	-
Landscape and Townscape impact	-	0
SHLAA 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	+
Sustainable Development Potential		

Site 239	Located to the west of Cambourne. Some possible issues with noise from adjoining commercial / industrial site and traffic noise from the A428 and A1198 that should be capable of mitigation. Development would have a direct impact on A428 with potential capacity issues. Over 1,500 m from the centre of Cambourne, however the site could include some services and facilities of its own.
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.

COTTENHAM
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 003	Site 021	Site 054	Site 113	Site 123	Site 124	Site 125	Site 128	Site 129	Site 234	Site 241	Site 260	Site 263	Site 269	Site 316
Address (summary)	The Redlands, Oakington Road	Land rear of 69 High Street	Land rear of 335 High Street	Land behind Rampton Road / Oakington Road	Land off Histon Road	Cottenham Sawmills	Cottenham Sawmills	Land at Rampton Road	Land south of Ellis Close & east of Oakington Road	Land Long Drive and Beach Road junction	The Woodyard	Land at Oakington Road	Land rear of 34 - 46 Histon Road	Land adjacent to The Woodyard	Land to Rear of High Street
Site Size (gross ha)	2.87	0.76	10.00	26.61	0.83	1.35	1.35	9.77	4.40	1.63	1.22	4.90	1.04	1.42	7.02
Notional dwelling capacity	65	21	225	175	17	27	9	220	99	33	25	110	21	29	158
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green belt	0	0	-	0	-	-	-	0	-	0	0	0	-	0	0
SHLAA significant local considerations	0	---	---	0	0	---	-	0	0	0	-	0	0	-	---
Landscape and Townscape impact	-	---	---	---	-	-	---	---	-	-	---	-	-	---	---
SHLAA site specific factors	+	---	---	+	+	---	---	---	+	+	---	+	+	---	---
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	---	+	-	---	-	-	-	-	-	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)	+	0	+	+	+	+	+	+	+	0	0	+	+	0	0
Sustainable Development Potential															

Site Comments:

Site 003	Land to south west of village. Site overlaps with site 113. Some adverse impact to the landscape setting.
Site 021	Land to north east of the village. Major adverse impacts on heritage assets and landscape setting and townscape.
Site 054	Land to the south east of the village. Major adverse impacts on heritage assets and landscape setting. Adverse impact on Green Belt purposes.
Site 113	Land to the west of the village. Major adverse impact on landscape setting. Only part of the site suitable for development (formed from overlapping sites 003 and 260).
Site 123	Grassland site to the rear of a line of residential properties with long plots situated on the north western side of Cottenham. Adverse impact on Green Belt, townscape and landscape setting.
Site 124	Sawmill and paddock on the southern edge of the village. Adverse impacts to landscape setting and on Green Belt purposes. No primary school capacity, therefore new primary school places created by this site cannot be accommodated within the existing primary school.
Site 125	Sawmill and paddock on the southern edge of the village. Adverse impacts to landscape setting and on Green Belt purposes.
Site 128	Site to north west of Cottenham. Major adverse impact on landscape setting.
Site 129	Land to south west of village. Adverse impacts on Green Belt purposes and landscape setting.
Site 234	Pastoral site located adjacent to residential properties in Calvin Close on the eastern edge of Cottenham. Adverse impact on townscape and landscape setting.
Site 241	Land to north east of the village. Major adverse impacts on heritage assets and landscape setting and townscape.
Site 260	Land to south west of village. Site overlaps with site 113. Some adverse impact to the landscape setting.
Site 263	Grassland site to the rear of a line of residential properties with long plots situated on the north western side of Cottenham. Adverse impact on Green Belt, townscape and landscape setting.
Site 269	Land to north east of the village. Major adverse impacts on heritage assets and landscape setting and townscape.
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.

GREAT SHELFORD & STAPLEFORD (part 1)
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 005	Site 031	Site 033	Site 041	Site 139	Site 140	Site 141	Site 145	Site 146
Address (summary)	Land off Cambridge Road, Great Shelford	The Railway Tavern, Great Shelford	Land east of Bar Lane, Stapleford	Land between Hinton Way & Mingle Lane, Stapleford	Land east of Bar Lane & south of Gog Magog Way, Stapleford	Land east of Bar Lane & south of Gog Magog Way, Stapleford	Land east of Bar Lane & south of Gog Magog Way, Stapleford	Land at Granhams Farm, Great Shelford	Land at Hinton Way, Great Shelford
Site Size (gross ha)	3.96	0.12	1.91	16.93	2.8	0.72	2.08	17.54	12.16
Notional dwelling capacity	89	13	52	254	63	15	47	263	182
SHLAA strategic considerations	0	0	0	0	0	0	0	-	0
Green belt	-	0	-	-	-	-	-	-	-
SHLAA significant local considerations	0	0	0	-	0	0	0	---	0
Landscape and Townscape impact	-	0	---	---	---	---	---	---	---
SHLAA site specific factors	+++	+++	---	---	---	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	+	+	+	+	+	+	+	+	+
Distance to key local services and facilities (SA criteria 38)	---	+	---	---	---	---	---	---	---
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)	+	+	+	0	+	+	0	+	+
Sustainable Development Potential									

Site Comments:

Site 005	Located on north-western edge of Great Shelford. Some possible issues with noise from training and competitive matches and entertainment events and artificial lighting at the adjacent Sheffield Rugby Club. Some adverse impacts on Green Belt, townscape and landscape. Suitable access to the site needs to be agreed with the Highways Authority.
Site 031	Located in the centre of Great Shelford. The site has planning permission for 13 dwellings.
Site 033	Site is to north of village. Used as allotments and is within the Green Belt. Site enclosed by mature hedgerows with trees. Significant loss of open space if developed. Adjacent to school, residential uses and paddocks.
Site 041	Located on eastern edge of villages. Significant adverse impacts on landscape and heritage assets.
Site 139	Site to north of village combining sites 140 and 141. Two paddocks enclosed by mature hedges and many protected trees. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 140	Site to north of village. Eastern part of larger site 139. Paddock enclosed by mature hedges. Many protected trees with pond. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 141	Site to north of village. Western part of larger site 139. Paddock enclosed by mature hedges and protected trees. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 145	Located on the north-eastern edge of Great Shelford. Significant adverse impacts on landscape, townscape, biodiversity and heritage assets.
Site 146	Located on the north-eastern edge of Great Shelford. Significant adverse impact on landscape.

GREAT SHELFORD & STAPLEFORD (part 2)
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 149	Site 186	Site 187	Site 188	Site 205	Site 207	Site 208	Site 212	Site 253	Site 262	Site 305
Address (summary)	Land at Mafleet Close, Great Shelford	Granta Terrace, Stapleford	29 - 35 and 32 London Road, Great Shelford	Land south of Great Shelford Caravan & Camping Club, Great Shelford	Land north-west of 11 Cambridge Road, Great Shelford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	Land to the north of Gog Magog Way, Stapleford	Land east of Hinton Way, Great Shelford	Land at Gog Magog Way / Haverhill Road, Stapleford	Land at Hinton Way, Stapleford	Land east of The Hectare, Great Shelford
Site Size (gross ha)	0.82	1.63	0.55	1.8	1.41	10.04	0.32	1.97	0.38	1.21	2.81
Notional dwelling capacity	17	33	11	49	29	151	7	53	11	33	63
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	0	-
Green belt	-	0	0	-	-	-	---	-	---	-	-
SHLAA significant local considerations	0	-	+	-	-	-	-	---	-	0	-
Landscape and Townscape impact	---	+	+	---	---	---	0	-	0	---	---
SHLAA site specific factors	---	-	-	---	---	---	---	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	+	+	+	+	+	+	+	+	+	+	+
Distance to key local services and facilities (SA criteria 38)	---	+	+	---	-	---	---	-	---	---	---
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)	+	+	+	+	+	+	0	+	0	+	+
Sustainable Development Potential											

Site 149	Located on the north-eastern edge of Great Shelford. The site includes a very small area of Flood Zones 2, 3a and 3b. Some possible noise from adjacent Scotdales Garden Centre that would require further investigation. Significant adverse impact on townscape.
Site 186	The site on southern edge of village. Transport depot in commercial use. Third of site is within Flood Zone 2. Environmental Health have concerns of noise impact from adjoining railway line and neighbouring industrial units. Open views into countryside from south - impact on adjoining Conservation Area. Development could enhance townscape.
Site 187	Located in centre of villages. Redevelopment of garage and car sales site creating improvements to noise and townscape.
Site 188	Located on the north-eastern edge of Great Shelford. Significant adverse impacts on landscape and townscape. Some possible noise impacts from adjacent garage use. Suitable access to the site needs to be agreed with the Highways Authority.
Site 205	Located on the north-western edge of Great Shelford. Significant adverse impacts on the landscape and townscape, and settings of listed buildings and conservation area. The site is part of an Important Countryside Frontage.
Site 207	Located on the eastern edge of Great Shelford. Significant adverse impacts on the landscape and townscape, and some impacts on the Conservation Area. Suitable access to the site needs to be agreed with the Highways Authority.
Site 208	Site on northern edge of village behind well established hedge. Rural character and relates to wider countryside being part of large arable field.
Site 212	Located on the eastern edge of Great Shelford. Some landscape and townscape impacts. Site access is reliant on securing an agreement with the adjoining landowner.
Site 253	Site on northern edge of village. Part of extensive arable field. Relates to wider countryside.
Site 262	Located on the north-eastern edge of Great Shelford. Significant adverse impact on landscape and some impact on listed buildings.
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. Noise mitigation is likely to influence the design / layout and number / density of residential dwellings.

HISTON & IMPINGTON
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 006	Site 013	Site 046	Site 053	Site 112	Site 114	Site 133	Site 227	Site 306	Site 308	Site 336
Address (summary)	Land off Clay Close Lane, Impington	Land rear of 59 & 61 Cottenham Road, Histon	Land at SCA Packaging Ltd, Villa Road, Impington	Mill Lane, Impington	Land t/o 49-71 Impington Lane, Impington	Land north of Impington Lane, Impington	Land at Buxhall Farm, Glebe Way, Histon	Land off Villa Road, Histon	Land west of 113 Cottenham Road, Histon	Former Bishops Hardware Store, Histon	Land off Lone Tree Avenue, Impington
Site Size (gross ha)	0.59	1.72	2.25	1.35	1.82	1.77	12.44	6.64	2.16	0.22	1.37
Notional dwelling capacity	12	46	51	32	20	5	187	21	22	10	37
SHLAA strategic considerations	0	0	-	-	-	-	0	---	-	+	0
Green belt	-	-	0	-	-	-	-	---	-	0	---
SHLAA significant local considerations	---	---	-	---	-	-	0	-	---	-	-
Landscape and Townscape impact	---	---	+	-	-	-	-	-	-	+	-
SHLAA site specific factors	---	---	-	---	+	-	+	-	---	+++	0
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)	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+++	+	+++	+++	+++	+++	+	+++	+	+++	+ / 0
Sustainable Development Potential											

Site Comments:

Site 006	Small 'L' shaped site to north east of Impington. Significant heritage, townscape and landscape impacts - forms part of the setting of Grade I Listed church and Conservation Area. ICF looks out across site. Contains filled land and reported local flooding nearby.
Site 013	Site to north west of Histon with tenuous link to village framework. Significant heritage, townscape and landscape impacts - immediately to rear of 2 LB. Noise from Unwins Industrial estate to NE unlikely to be mitigatable. Highway access unsuitable.
Site 046	Triangular industrial site, no longer in use, to south west of Impington. Opportunity to improve site and setting on edge of Green Belt, but loss employment site. 1/4 site Flood Zones 2 & 3. No link to adopted highway but discussions ongoing with highway authority and landowner. Some utility upgrades required.
Site 053	Site comprises long rear gardens on eastern edge of Histon. Some adverse heritage, townscape and landscape impact, but smaller scale development may be possible. Small part of site in Flood Zones 2 & 3. Highway concerns over suitable access. Some utility upgrades required.
Site 112	Site north of Impington Lane. Some adverse heritage, townscape and landscape impacts, but smaller scale development possible. Small part Flood Zones 2 & 3. Possible contaminated land and local flooding nearby. Some utility upgrade required.
Site 114	Site north of Impington Lane. Some adverse heritage, townscape and landscape impacts, but smaller scale development possible. Small part Flood Zones 2 & 3. Possible contaminated land and local flooding nearby. Access only via adjoining site 112. Some utility upgrade required.
Site 133	Large site on north eastern edge Histon. Some adverse townscape and landscape impacts - clear edge and rural character. Air quality and noise issues, but mitigatable. Some utility upgrades required.
Site 227	Site to south west of Impington. 4/5ths site in Flood Zones 2 & 3. Significant Green Belt impact. Some adverse impact on townscape and landscape. No link to adopted highway but highway authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway. Some utility upgrades required.
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. Potential for traffic noise, which will need investigating and may influence the design, but it should be possible to mitigate. Site in disrepair and redevelopment could improve the site and setting.
Site 336	Site on the south western edge of Impington, within the Green Belt. Important part of the separation with Cambridge. Close to A14 and partly within AQMA. It is not clear whether appropriate access can be secured. Some utility upgrades needed.

SAWSTON (part 1)
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 023	Site 044	Site 076	Site 116	Site 126	Site 153	Site 154	Site 178	Site 230	Site 252	Site 258
Address (summary)	Common Lane	Land south of Mill Lane	Land north of Babraham Road	R/O 41 Mill Lane	Land west of Cambridge Road	Land at Dales Manor Business Park	Land at Dales Manor Business Park	Land east of Sawston	Land at Mill Lane	Land north east of Cambridge Road	Land south of Babraham Road
Site Size (gross ha)	0.5	6.57	3.64	1.59	38.14	3.56	5.19	17.21	1.48	8.62	4.63
Notional dwelling capacity	14	148	82	32	572	80	117	160	40	194	104
SHLAA strategic considerations	-	-	0	-	---	0	0	0	-	---	0
Green belt	0	-	-	0	---	0	0	-	0	-	-
SHLAA significant local considerations	0	-	---	0	---	-	-	0	0	---	0
Landscape and Townscape impact	0	---	+	-	---	0	0	+	-	---	+
SHLAA site specific factors	-	-	---	-	-	-	-	+	-	---	+
Accessibility to key local services and facilities (SA criteria 37)	+	+	+	+	+	+	+	+	+	+	+
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	+	0	0	+	0
Sustainable Development Potential											

Site Comments:

Site 023	Small field on western edge of village. Within flood zone 2.
Site 044	Open field on western approach to the village between it and the A1301. Most in flood zone 2, one third within flood zone 3. Significant impact on landscape setting incapable of mitigation due to proximity of the A1301.
Site 076	Land to east of the village. Potential to improve harsh village edge. Concerns from Environmental Health regarding noise issues from adjoining employment site for residential amenity and extent to which these could be mitigated.
Site 116	Enclosed field to south of village. Not in Green Belt. Within flood zone 2. Some adverse impact on landscape and townscape which could be partially mitigated. Close to village services and facilities.
Site 126	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. Most of site within 400m of WWTW.
Site 153	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.
Site 154	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.
Site 178	Fields to east of the village. Potential to improve harsh village edge provided setting of Sawston Hall is respected. Main vehicular access to be from Babraham Road.
Site 230	Enclosed field to west of village, all in flood zone 2. Some adverse impacts on landscape and townscape but at least partially capable of mitigation.
Site 252	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. All of site within 400m of WWTW.
Site 258	Land to south of Babraham Road. Potential to improve landscape setting by replacing harsh village edge.

SAWSTON (part 2)
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 310	Site 311	Site 312	Site 313
Address (summary)	Dales Manor Business Park	Land north of White Field Way	Former Marley Tiles Site, Dales Manor Business Park	Land north of Babraham Road
Site Size (gross ha)	2.06	6.60	10.70	3.64
Notional dwelling capacity	47	66	200	80
SHLAA strategic considerations	0	-	0	-
Green belt	0	-	0	-
SHLAA significant local considerations	----	0	-	-
Landscape and Townscape impact	0	0	0	0
SHLAA site specific factors	-	+++	+	+
Accessibility to key local services and facilities (SA criteria 37)	+	+	+	+
Distance to key local services and facilities (SA criteria 38)	----	----	----	----
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
Sustainable Development Potential				

Site Comments:

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 redevelopment with new business employment development to the east and a new road access junction to south. Loss of employment land. Some noise concerns. Relatively distant from the services and facilities in the village centre.
Site 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.

BASSINGBOURN
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 059	Site 066	Site 078	Site 085	Site 219	Site 220	Site 291	Site 324
Address (summary)	North end & Elbourm Way	Land off the Causeway	Land between South End & Spring Lane	Next to Walnut Tree Close, North End	Land north of Elbourm Way	Land south of Poplar Farm Close and north of Brook Road	Land opposite 68 Spring Lane	2 parcels north of High Street
Site Size (gross ha)	2.80	1.03	2.12	3.14	5.31	0.51	0.61	3.89
Notional dwelling capacity	63	28	48	53	41	11	12	57
SHLAA strategic considerations	-	0	-	-	-	0	0	-
Green belt	0	0	0	0	0	0	0	0
SHLAA significant local considerations	-	-	-	0	0	0	0	-
Landscape and Townscape impact	---	---	-	-	-	---	---	---
SHLAA site specific factors	---	---	-	+	-	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+	+++	+	+++	+++	+	+++
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 059	Located on the eastern edge of the village. Eastern part of the site overlaps with site 219. Small areas of Flood Zones 2, 3a and 3b. Significant adverse impacts on townscape, landscape, and settings of listed buildings and the Conservation Area.
Site 066	Located on the eastern edge of the village and forms part of the separation between Bassingbourn and Kneesworth. Significant adverse impacts on landscape, townscape and the settings of listed buildings.
Site 078	Located on the southern edge of the village. Small area within Flood Zones 2, 3a and 3b. Some adverse impacts on townscape and landscape, and settings of the listed buildings and Conservation Area.
Site 085	Located on the northern edge of the village. Approximately a quarter of the site is within Flood Zones 2, 3a and 3b. Some adverse impact on the townscape and landscape.
Site 219	Located on the eastern edge of the village. Southern part of the site overlaps with site 059. Very small areas of Flood Zones 2 and 3a. Landscape and townscape impacts can be partially mitigated by reducing the site size to retain a green / countryside area around the historic core of the village and links to the open countryside. Suitable access to the revised site would need to be agreed with the Highways Authority.
Site 220	Located on the western edge of the village. Significant adverse landscape and townscape impacts. The site is part of an Important Countryside Frontage.
Site 291	Small site located on the southern edge of the village. Significant adverse impacts on landscape and townscape.
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.

COMBERTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 004	Site 079	Site 080	Site 087	Site 088	Site 110	Site 158	Site 181	Site 255	Site 326
Address (summary)	Land north of 69 Long Road	40-48 West Street	50-54 West Street	Land rear of 42 Swaynes Lane	Land south and east of Swaynes Lane	Land west of Birdlines, Manor Farm	Land off Long Road (south of Branch Road)	Land west of Green End	Land east of Bush Close	Land at Bennell Farm
Site Size (gross ha)	0.32	1.42	0.89	0.66	2.24	6.00	5.71	6.02	4.83	6.27
Notional dwelling capacity	10	29	18	13	50	90	128	135	73	115
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	-
Green belt	-	-	-	-	-	-	-	-	-	-
SHLAA significant local considerations	0	---	---	---	---	---	0	---	---	0
Landscape and Townscape impact	0	-	-	-	-	-	-	-	0	0
SHLAA site specific factors	+	---	---	---	---	+	+++	---	+	+
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	---	+++	+++	+	+	+	---	+	0	0
Accessibility to a range of employment opportunities (SA criteria 48)	0	+	+	0	+	0	0	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 004	Garden area to north of the village.
Site 079	Field to north of houses fronting onto West Street. Adverse impacts on Listed Buildings and landscape setting.
Site 080	Field to north of houses fronting onto West Street. Adverse impacts on Listed Buildings and landscape setting. Access only possible through site 079.
Site 087	Field to south of Swaynes Lane. Loss of countryside views. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Buildings.
Site 088	Field to south of Swaynes Lane. Loss of countryside views. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Buildings.
Site 110	Land west of Birdlines Manor Farm. Adverse impact on Green Belt purposes, landscape setting and setting of Listed Buildings. Not linked to the adopted public highway.
Site 158	Field to north of village. Adverse impact on Green Belt purposes and landscape setting.
Site 181	Enclosed field to west of Green End. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Building setting.
Site 255	Field to east of village. Byway to edge. Adverse impact on Green Belt purposes and Listed Building setting. Not linked to the adopted public highway.
Site 326	Land adjacent to Comberton (in Toft Parish). Limited adverse impact on Green Belt purposes provided boundary landscaping is maintained.

GAMLINGAY
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 093	Site 117	Site 168	Site 170	Site 171	Site 172	Site 173	Site 174
Address (summary)	Land at Mill Road	Green End Industrial Estate, Green End	Land off Green Acres (west of 65 & 67 Greenacres)	Land off Green Acres (west of 1, 11, 27 & 35 Greenacres)	Land off Grays Road	Land rear of Merton Farm	Land off Honey Hill	Land off Green End
Site Size (gross ha)	1.18	4.09	4.64	1.88	4.32	1.24	4.51	1.52
Notional dwelling capacity	24	92	104	38	47	25	101	31
SHLAA strategic considerations	0	0	0	0	0	0	0	0
Green belt	0	0	0	0	0	0	0	0
SHLAA significant local considerations	0	+	-	-	0	---	-	---
Landscape and Townscape impact	0	+	-	-	0	-	-	-
SHLAA site specific factors	+++	+	---	---	+++	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	0	0	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	0	0	0	0	0	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0	0	0	0	0	0
Sustainable Development Potential								

Site Comments:

Site 093	Field on southern edge of village. Some heritage concerns but should be capable of mitigation.
Site 117	Industrial site in heart of the village. Potential to improve townscape and remove noise nuisance.
Site 168	Field on the western edge of the village. Site access concerns. Adverse impacts on landscape setting.
Site 170	Field on the western edge of the village. Adverse impacts on landscape setting and setting of Listed Buildings.
Site 171	Field on northern edge of village. Requires extensive landscape creation.
Site 172	Site to east of the village. Adverse impacts on landscape setting, Conservation Area and setting of Listed Buildings.
Site 173	Prominent field on southern edge of village. Former landfill site. Adverse impacts on landscape setting and setting of Listed Buildings.
Site 174	Field on western edge of village. Adverse impacts on landscape setting, and townscape, and significant adverse impacts on setting of Listed Buildings.

GIRTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 018	Site 143	Site 144	Site 177	Site 203	Site 240
Address (summary)	Town End, Duck End	Land at Cockerton Road	Land at Doford Lane / High Street	Land off Oakington Road	Land off Duck End	Land at Littleton House, High Street
Site Size (gross ha)	0.37	0.63	3.50	3.12	3.41	2.58
Notional dwelling capacity	8	13	2	47	51	50
SHLAA strategic considerations	0	0	-	-	0	-
Green belt	---	-	-	-	---	-
SHLAA significant local considerations	---	-	---	---	---	---
Landscape and Townscape impact	---	-	---	-	---	---
SHLAA site specific factors	---	+	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-
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 018	Site to south west of Girton. Significant Green Belt, heritage, townscape and landscape impacts. Suitable access cannot be achieved. Significant utility & service upgrades required.
Site 143	Site to north east of Girton. Adverse heritage, townscape and landscape impacts - setting of Grade II* church. Filled land. Significant utility & service upgrades required.
Site 144	Site to north of Girton. ICF to road frontage to east. 1/3 Flood Zones 2 & 3 to west. Noise from pub & A14, & nuisance from golf club car park (lighting). Significant utility & service upgrades required.
Site 177	Site on northern edge Girton. 1/2 Flood Zones 2 & 3. Pylons cross site. Possible noise & malodour from farms. Land forms setting & separation of village from commercial units to north. Significant utility & service upgrades required.
Site 203	Site to south west of Girton. Significant Green Belt, heritage, townscape and landscape impacts but smaller scale development may be possible. Highway Authority has concerns with regards to the intensification of Wash Pit Road. Significant utility & service upgrades required.
Site 240	Site to west of High Street. Significant heritage, townscape and landscape impacts - adjacent LB. Sewage filter beds on site. No highway access.

FULBOURN
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 037	Site 038	Site 074	Site 108	Site 109	Site 136	Site 162	Site 213	Site 214	Site 245	Site 335
Address (summary)	Land at Fulbourn Old Drift	Land north of Cambridge Road	Land off Station Road	Land south of Hinton Road	Land south of Fulbourn Old Drift & Hinton Road	Land at Balsham Road	Land between Teversham Road & Cow Lane	Land east of Court Meadows House, Balsham Road	Land off Home End	Bird Farm Field, Cambridge Road	Land to the rear of 12-18 Teversham Road
Site Size (gross ha)	76.78	11.08	12.41	3.48	7.42	2.76	6.14	13.84	0.52	5.67	0.39
Notional dwelling capacity	921	166	186	52	78	62	92	166	14	85	9
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	0	0
Green belt	---	---	-	---	---	-	0	-	-	---	0
SHLAA significant local considerations	-	-	-	-	-	0	---	0	-	-	---
Landscape and Townscape impact	---	---	-	---	---	---	---	---	---	---	-
SHLAA 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	0	+	+
Sustainable Development Potential											

Site Comments:

Site 037	Large to south of Cambridge Road between Cambridge and Fulbourn set in rolling landscape. Significant Green Belt, heritage (surrounds LB), townscape and landscape impacts. Possible air quality, noise and malodour issues. Highway capacity issues & significant upgrades needed to utilities and schools.
Site 038	Land north of Cambridge Road set in rolling landscape. Significant Green Belt (separation), townscape and landscape impacts and part of setting of Conservation Area. Possible land contamination, noise and local flooding issues. Significant upgrades needed to utilities and schools.
Site 074	Site is on north east edge of Fulbourn. Northern boundary is railway line with countryside beyond. In Green Belt. Adverse impact on setting of Conservation Area and listed buildings. Result in loss of land with rural character. Environmental Health concerned by noise impact from railway line and adjoining industrial units but mitigation possible. Two reports of local flooding on Station Rd. Concerns by Highway Authority at having access to site so near level crossing.
Site 108	Land to east of Hinton Road set in rolling landscape. Significant Green Belt, heritage, townscape and landscape impacts. Possible noise issues. Significant upgrades needed to utilities and schools.
Site 109	Land either side of Hinton Road set in rolling landscape. Significant Green Belt (separation), heritage, townscape and landscape impacts. Possible noise issues. Significant upgrades needed to utilities and schools.
Site 136	Site is on the eastern edge of Fulbourn - two enclosed fields adjacent to Recreation Ground. In Green Belt. Significant adverse effect on landscape and townscape setting of Fulbourn. Would extend built form of eastern edge of village. Impact on setting of listed buildings within a rural backdrop.
Site 162	Site located on northern edge of Fulbourn south of railway line. White land - not Green Belt. Site comprises two enclosed fields. Environmental Health have concerns about noise impact form adjoining industrial uses and railway line. High water table so site has had serious flooding.
Site 213	Site is on the eastern edge of Fulbourn. In Green Belt. Significant adverse effect on landscape and townscape setting of Fulbourn. Would extend built form of eastern edge of village. Impact on setting of listed buildings within a rural backdrop.
Site 214	Site is grass field on eastern edge of Fulbourn . In Green Belt. Adjacent to the village hall, recreation ground and scout hut. Concerns about noise impact from recreation area and skatepark. Significant adverse effect on landscape and townscape setting of Fulbourn because it would reduce transitional area including the recreation ground on this edge of village.
Site 245	Land south west of Fulbourn, set in rolling landscape. Significant Green Belt, heritage, townscape and landscape impacts, but potential for small development. Possible noise and local flooding issues. Significant upgrades needed to utilities, schools and sustainable travel.
Site 335	Site on the north ewestern side of Fulbourn, within the village framework. Potential for land contamination, noise and odour, which it may not be possible to mitigate. Impact on townscape character - within an area of semi-rural and low density character. Too small to allocate without additional land.

LINTON
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 015	Site 032	Site 101	Site 102	Site 103	Site 104	Site 120	Site 152	Site 197	Site 198	Site 199	Site 200	Site 201	Site 276	Site 318
Address (summary)	1 Horseheath Road	Land south of Horseheath Road	Land east of Linton (north of Tower View & Balsham Road)	Land east of Linton (east of The Ridgeway and north Balsham Road)	Land east of Linton (north of Horseheath Road)	Land east of Linton (south of Barlow Road)	Land east of Linton	Land east of Station Road	Land adjacent to Back Road	Land adjacent to Balsham Road	Land adjacent to Horseheath Road	Land to the north and south of Long Lane and east of The Grip	Land north of Cambridge Road	Land adjacent to Paynes Meadow	Land to the east of Linton
Site Size (gross ha)	0.28	3.96	18.16	1.42	6.53	3.68	46.05	1.78	16.73	3.07	6.53	6.48	6.30	0.83	27.95
Notional dwelling capacity	6	89	272	29	147	83	691	36	251	69	147	146	142	22	419
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green belt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SHLAA significant local considerations	0	-	---	---	---	---	---	-	---	-	---	---	---	---	---
Landscape and Townscape impact	-	---	---	---	---	---	---	-	---	-	---	---	---	---	---
SHLAA site specific factors	---	---	---	---	---	---	---	-	---	---	---	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0	0	0	0	0	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	+	0	+	+	+	0	0	+	+	+	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	0	+	0	+	0	+	0	0	+	+	+	0	0
Sustainable Development Potential															

Site Comments:

Site 015	Site located within village along residential road. Consists of large house and gardens. Adverse impact on Conservation Area and setting of listed buildings. Mitigate by lower density and design of existing hedges and trees into development.
Site 032	The site is arable field on the eastern edge of village south of Horseheath Road. Hedges enclose the site to north and east. Residential properties to west and south. Significant impact on landscape part of the open undulating farmland that extends eastward from the village. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 101	Site on northern edge of village. Land rises towards Rivey Hill. Significant impact on landscape setting of village. Environmental Health concerned of noise impact of adjoining scrapyard. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 102	Field on eastern edge of village part of open countryside setting of village and impact on approach into Linton. Significant impact on setting of listed building. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 103	Large arable field on eastern edge of village. Adverse impact on landscape setting of Linton - part of views from centre of village to Rivey Hill. Impact on setting of Conservation Area and listed buildings. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 104	Site on eastern edge of village part in river flood zone 2. Adverse effect on setting of Conservation Area due to the prominence of the site across the valley and on approach to Linton. Major adverse effect on countryside setting of Barham Hall (Grade II*). Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 120	Large site to east of village made up of 8 arable fields. Small part of site in Flood zone 2. Highly significant impact on landscape setting of Linton since fields all on edge and significant impact on views from historic centre and long views across village. Impact setting of numerous listed buildings. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 152	Site is south of the A1307. Has a warehouse and commercial buildings -some vacant. Environmental Health concerns at noise impact from adjoining industrial users and adjoining A1307. Adverse impact on listed building adjoining site.
Site 197	Site located on northwest edge of village partly in flood zone 2. Southern part of site within safeguarding area for Linton WWTW. Major adverse impact on setting of Little Linton - Grade II listed. Significant impact on landscape setting since on lower slopes of Rivey Hill. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 198	Site is on northeastern edge of village. Hedges enclose site. It is in a prominent location part of the open network of fields that form the rural setting of Linton. Limited impact on setting of historic core.
Site 199	Site is arable field on the eastern edge of village. Hedges enclose fields. Site is prominently located part of the rolling countryside that is an important part of the landscape setting of Linton. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 200	Site is on southern edge of village south of the A1307. Arable field with some agricultural buildings to south. Adverse impact on adjoining listed buildings. Environmental Health concerned at noise and odour impacts from A1307 and petrol station. Site has a rural character and is in a prominent location in terms of views into and out of the historic centre of the village. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 201	Site situated on the southern edge of village. Immediately to the north is the historic centre with the Grade I Listed church of St Mary's - significant impact on listed building and Conservation Area. Third of site in flood zone 3. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
Site 276	Site is north of an exception site for housing. Part of a large arable field. Significant impact on landscape setting of village. Impact on views from the historic centre and ones across the village. Highway Authority has severe concerns about accidents on A1307 - need for detailed analysis of access points.
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.

MELBOURN
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 130	Site 176	Site 235	Site 320	Site 331
Address (summary)	Land rear of Victoria Way, off New Road	East Farm	36 New Road	Land to the east of New Road	East Farm
Site Size (gross ha)	2.29	2.83	0.71	9.02	2.83
Notional dwelling capacity	52	60	14	203	64
SHLAA strategic considerations	0	0	0	0	0
Green belt	0	0	0	0	0
SHLAA significant local considerations	0	0	0	-	-
Landscape and Townscape impact	0	---	0	-	-
SHLAA site specific factors	+++	---	+++	+	+
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	-	-	-	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 130	Land to r/o Victoria Way on south side of village. Site screened by hedgerows and woodland strip to the south.
Site 176	Derelict orchard and farm buildings on south side of village. The impact of development would be adverse and only capable of partial mitigation by retention of trees and hedges on the boundary and wherever possible on the remainder of the site
Site 235	Narrow long rear garden of existing bungalow to south side of village. Well screened by hedgerows and woodland strip to south.
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 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.

MILTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 094	Site 132	Site 266	Site 327	Site 334
Address (summary)	Land East of Chesterton Fen Road	Former EDF Depot & Training Centre, Ely Road	Cave Industrial Estate, Chesterton Fen Road	Land west of A10	Fen Road
Site Size (gross ha)	1.4	8.53	1.67	9.54	1.74
Notional dwelling capacity	25 pitches	128	35 pitches	215	63
SHLAA strategic considerations	-	0	-	-	0
Green belt	-	-	0	---	0
SHLAA significant local considerations	---	0	---	---	---
Landscape and Townscape impact	-	0	-	---	0
SHLAA site specific factors	---	+	---	---	0
Accessibility to key local services and facilities (SA criteria 37)	+++	-	+++	-	+++
Distance to key local services and facilities (SA criteria 38)	---	+	---	-	-
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:

<p>Site 094</p>	<p>Site east of Chesterton Fen Road, on the north-eastern outskirts of Cambridge. Part of larger area identified for Gypsy and Traveller pitches ('saved' LP CNF/6). Close to railway & new railway station proposal & within industrial area - possible noise, vibration & land contamination. Within Green Belt, adverse landscape & townscape impacts. Significant utility upgrades required to electricity and gas. The eastern part of the site (approximately a third of the site) is within Flood Zone 3, caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in Flood Zone 3.</p>
<p>Site 132</p>	<p>Site has planning permission for 89 dwellings. Affects setting of several Listed Buildings, Important Countryside Frontage, TPOs. Loss employment but improvement to site. Development generally limited to previously developed part of site only. Historic gardens to be protected.</p>
<p>Site 266 Site 267</p>	<p>Site west of Chesterton Fen Road, on the north-eastern outskirts of Cambridge. Part of larger area identified for Gypsy and Traveller pitches ('saved' LP CNF/6). Adjacent to railway & new railway station proposal & within industrial area - possible noise, vibration & land contamination - unlikely that noise and vibration can be satisfactorily mitigated. Neutral / adverse landscape & townscape impacts - within built up area but would result in residential within industrial area. Significant utility upgrades required to electricity and gas.</p>
<p>Site 327</p>	<p>Land to the west of Milton, adjacent to the landfill site and Park & Ride. Odour and noise 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.</p>
<p>Site 334</p>	<p>Site on the north eastern outskirts of Cambridge currently allocated for Gypsy and Traveller pitches. Adjacent to railway and area proposed for new station - noise impacts. Sits between a caravan park and industrial units - residential would be out of character. Significant upgrades to utilities required, including electricity and gas.</p>

PAPWORTH EVERARD
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 151	Site 196	Site 321
Address (summary)	Papworth Hospital	Land east of Ridgeway and north of Old Pine Way	Land at The Ridgeway
Site Size (gross ha)	5.23	81.77	11.12
Notional dwelling capacity	118	981	167
SHLAA strategic considerations	0	-	0
Green belt	0	0	0
SHLAA significant local considerations	+	-	-
Landscape and Townscape impact	+	---	---
SHLAA site specific factors	-	---	---
Accessibility to key local services and facilities (SA criteria 37)	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)	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	0	0
Sustainable Development Potential			

Site 151	Papworth Hospital. Scope to improve setting of Listed Buildings and character of the Conservation Area. Suitable access to the site needs to be agreed with the Highways Authority.
Site 196	Located to north and east of the village. Significant adverse impacts on landscape setting. A small part of the site is within the safeguarding area for the Papworth Everard Sewage Treatment Works, within which there is a presumption against development that would be occupied by people.
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.

SWAVESEY
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 008	Site 048	Site 049	Site 050	Site 065	Site 071	Site 083	Site 169	Site 250	Site 287
Address (summary)	Land adjacent to 79 Middlewatch	The Farm, Boxworth End	Land east of Boxworth End	Dairy Farm, 31 Boxworth End	Land abutting Fen Drayton Road	Land south of Hale Road	Land south of Whitton Close and west of Boxworth End	Land south of Market Street and at Fenwillow Farm	Driftwood Farm	Land adjacent Fen Drayton Road
Site Size (gross ha)	0.26	1.88	61.54	3.55	7.22	10.76	7.65	1.09	1.74	1.30
Notional dwelling capacity	3	38	738	80	162	81	75	0	47	26
SHLAA strategic considerations	0	0	-	0	0	----	0	----	----	-
Green belt	0	0	0	0	0	0	0	0	0	0
SHLAA significant local considerations	----	----	----	----	0	----	0	----	----	-
Landscape and Townscape impact	----	----	----	----	----	----	-	----	----	----
SHLAA site specific factors	----	----	----	----	----	----	0	----	----	----
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-	-	-	-
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)	+	+	0	+	0	+	+	+	+	0
Sustainable Development Potential										

Site Comments:

Site 008	East of Middlewatch. Significant heritage, townscape and landscape impacts - adjacent to several LB. Possible noise from adjacent business centre. Unsuited highway access. Utility & services require upgrade.
Site 048	East of Boxworth End. Significant heritage, townscape and landscape impacts - LB within site & ICF along road frontage. Utility & services require upgrade.
Site 049	Very large site to east of Boxworth End. Significant heritage, townscape and landscape impacts - LB within site & ICF along road frontage. Scale out of proportion to village and character of linear / rural. North eastern part within Flood Zones 2 & 3. Air quality & noise issues from scale of development, and noise and malodour from farm. A14 capacity issues. Utility & services require significant upgrade.
Site 050	East of Boxworth End. Significant heritage, townscape and landscape impacts - LB within site & ICF along road frontage. Utility & services require upgrade.
Site 065	Site adjacent to Secondary School on west. Adverse townscape and landscape impacts - exposed site. A14 capacity issues. Utility & services require upgrade.
Site 071	Large site wrap around north west. Significant townscape and landscape impacts - exposed site and difficult to integrate remaining non-flood land into townscape. Large part middle of site Flood Zone 3, majority of rest Flood Zone 2. A14 capacity issues. Utility & services require upgrade.
Site 083	Site adjacent to Secondary School to south. Adverse townscape and landscape - dense vegetation / rural & intimate character. Possible smaller scale development. A14 capacity issues. Utility & services require upgrade. 3 landowners.
Site 179	Site to the south east of Market Street. Whole site Flood Zone 3. Significant heritage, townscape and landscape impacts. Noise and odour from scrap yard and sewage pumping station. No highway access. Utility & services require upgrade.
Site 250	Site to north west, adjacent to nationally important SAM. Significant heritage, townscape and landscape impact. Small part Flood Zone 2. Unsuited highway access - upgrade would be detrimental to rural character. Utility & services require upgrade.
Site 287	Site to the west. Majority Flood Zone 2. Adverse townscape and landscape impact - very exposed site. A14 capacity issues. Utility & services require upgrade.

WATERBEACH (part 1)
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 001	Site 019	Site 043	Site 089	Site 090	Site 091	Site 142	Site 155
Address (summary)	Land off Lode Avenue	Land adjacent to 35 Burgess Road	Land north of Glebe Road	Cody Road	Burgess Road	Saberton Close	Land north of Poorsfield Road	North side of Bannold Road
Site Size (gross ha)	0.59	4.00	5.35	1.86	1.14	1.08	0.20	1.43
Notional dwelling capacity	14	30	120	50	19	12	5	29
SHLAA strategic considerations	0	-	0	0	0	0	0	0
Green belt	-	-	-	0	-	-	0	0
SHLAA significant local considerations	-	-	0	0	---	---	---	0
Landscape and Townscape impact	-	-	---	-	---	---	---	-
SHLAA site specific factors	-	---	---	+	-	---	---	0
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	+	0	+	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)	0	0	0	+	0	0	+	0
Sustainable Development Potential								

Site Comments:

Site 001	Small site on east of village up to railway line. 1/2 site in Flood Zone 2. Noise & vibration from railway. Some adverse townscape and landscape impact. No direct link to highway - ransom strip. Some utility upgrades required.
Site 019	Site to the east of cvillage adjacent to railway line. Majority of site Flood Zones 2 & 3. Some adverse townscape and landscape impact, but smaller scale development may be possible. Noise & vibration from railway, noise & odour from farm & workshop. Access may be unsuitable next to rail crossing. Some utility upgrades required.
Site 043	Noise A10. Adverse townscape and landscape impacts. No suitable highway access.
Site 089	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Site 090	Adjacent LB / townscape /landscape impact.
Site 091	LB / townscape /landscape impact. No suitable highway access.
Site 142	LB / townscape /landscape impact. No suitable highway access.
Site 155	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.

WATERBEACH (part 2)
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 189	Site 190	Site 202	Site 206	Site 270	Site 322	Site 337	Site 338
Address (summary)	Land west of Cody Road	Land adjacent to Pieces Lane	Land off Cambridge Road	Land at Bannold Road & Bannold Drove	Land off Gibson Close	Land north of Bannold Road	Land adjacent to Bannold Road	Bannold Road
Site Size (gross ha)	1.86	1.78	4.81	1.77	0.69	4.01	6.21	1.42
Notional dwelling capacity	50	30	8	36	14	90	140	38
SHLAA strategic considerations	0	0	0	0	0	0	0	0
Green belt	0	-	-	0	0	0	0	0
SHLAA significant local considerations	0	---	-	-	---	0	-	-
Landscape and Townscape impact	-	---	-	-	---	-	-	-
SHLAA site specific factors	+	---	+	0	---	0	0	0
Accessibility to key local services and facilities (SA criteria 37)	0	0	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)	+	+	+	+	+	+	+	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	0	+	0	+	+	+	+++
Sustainable Development Potential								

Site Comments:

Site 189	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Site 190	LB / townscape /landscape impact. No suitable highway access.
Site 202	Significant GB & poor relationship to built area. But possible to develop Cambridge Road frontage.
Site 206	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Site 270	LB / townscape /landscape impact. No suitable highway access.
Site 322	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Site 337	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Site 338	The site is included in the Green Belt in the Proposed Submission Local Plan. Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.

WILLINGHAM
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 045	Site 047	Site 058	Site 157	Site 204	Site 259	Site 279	Site 323
Address (summary)	Land east of Rockmill End	Land south of Over Road	Land south of Station Road	Land rear of High Street / George Street	Land rear of Green Street	Land adjacent 15 Priest Lane	Land at Black Pit Drive / Rampton Road	Land north of Rook of Grove
Site Size (gross ha)	3.41	1.84	0.41	2.55	2.60	0.52	0.85	2.08
Notional dwelling capacity	48	28	2	57	39	12	10	26
SHLAA strategic considerations	0	-	----	0	0	0	0	----
Green belt	0	0	0	0	0	0	0	0
SHLAA significant local considerations	0	-	0	----	-	-	-	-
Landscape and Townscape impact	-	----	0	----	-	----	----	-
SHLAA site specific factors	+	0	+	-	-	+	+	----
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	-	+	-	+++	+	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)	0	+	+	+	0	0	0	0
Sustainable Development Potential								

Site Comments:

Site 045	Landscape impact - loss small intimate field.
Site 047	2/3 FZ 2 & 3 - remaining land not relate well to townscape. Noise Aspinalls Yard. May not achieve suitable access.
Site 058	Most site FZ3
Site 157	Significant heritage / townscape / landscape impacts. No highway access - negotiations agreed with adjoining landowner. Owned by 6 landowners.
Site 204	2 LB within site. Significant heritage, townscape & landscape impact but may be possible for much smaller scale of development in south of site to deliver improvements. Multiple owners and no agreement.
Site 259	Slightly raised land in relationship to adjoining.
Site 279	Noise from adjoining nursery business. Townscape / landscape impact from long narrow site.
Site 323	Site north of Rook Grove, wholly within flood zone 3. Adverse heritage, townscape and landscape impacts. No safe access.

BALSHAM
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 034	Site 156	Site 216	Site 236	Site 280
Address (summary)	Land west of West Wratting Road	Balsham Buildings, 7 High Street	Land east of Fox Road	Land at Linton Road	Land behind 10-16 Old House Road
Site Size (gross ha)	1.34	0.83	5.37	1.61	1.16
Notional dwelling capacity	27	22	121	43	23
SHLAA strategic considerations	0	0	0	0	0
Green belt	0	0	0	0	0
SHLAA significant local considerations	---	0	0	-	---
Landscape and Townscape impact	---	+	---	---	---
SHLAA site specific factors	---	0	-	-	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+++	0	-	0
Accessibility to a range of employment opportunities (SA criteria 48)	0	0	0	0	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 034	Site on northern edge of village adjacent to two large residential properties and playing fields and bowling green. South is grade I church in churchyard and grade II former rectory set in grounds. Major adverse impact on Conservation Area and setting of listed buildings if site developed. Major impact on landscape setting of village.
Site 156	Site south of High Street in Balsham opposite the village primary school. Currently in employment use with residential neighbours, would therefore result in loss of employment land in village with little employment. Some noise issues in past. Development would have a beneficial effect on the townscape of Balsham providing opportunity to improve the appearance of a prominent site within the historic centre of the village.
Site 216	Pastureland is on western edge of Balsham east of Fox Road. It is to the rear of residential properties on High Street including Balsham Place – a listed building. Significant adverse effect on townscape and landscape setting of Balsham because of loss of open area with a distinct rural character which provides a setting for numerous listed buildings notably those at Balsham Place.
Site 236	Pastureland on western edge of village. Residential to north. Development would introduce non-linear form of built development into the village. Site is rural in character and part of the undulating open countryside on this western side of Balsham.
Site 280	Site is to east of Balsham south of properties in Old House Road. There are mature trees and hedgerows on three sides of the site. Significant adverse effect on landscape setting of Balsham as site has a rural character and is part of the open countryside to the east of the village.

BARRINGTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 012	Site 215	Site 272
Address (summary)	Land between 12 & 22 Shepreth Road	Land north of Glebe Road	Hillside Farm Buildings, Orwell Road
Site Size (gross ha)	0.38	5.20	0.49
Notional dwelling capacity	11	117	13
SHLAA strategic considerations	0	0	0
Green belt	0	-	0
SHLAA significant local considerations	---	-	-
Landscape and Townscape impact	---	---	---
SHLAA site specific factors	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-
Distance to key local services and facilities (SA criteria 38)	0	-	0
Accessibility to a range of employment opportunities (SA criteria 48)	0	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0
Sustainable Development Potential			

Site 012	Site lies to the north of Shepreth Road on the western edge of Barrington. Part of wider setting of Listed Buildings and Conservation Area. Detrimental biodiversity impact. Significant townscape and landscape impacts - harmful to the open and rural appearance and character of this part of the village. Some utility upgrades required.
Site 215	Site lies to the north of Glebe Road on the eastern edge of Barrington. Some adverse GB and significant townscape and landscape impacts - visible from higher ground. No safe access. Some utility upgrades required.
Site 272	Site east of Orwell Road on the north western side of Barrington. Significant townscape and landscape impacts - very visible the northern approach to the village. Potential contaminated land. Some utility upgrades required.

Barton
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 222	Site 223	Site 224	Site 225
Address (summary)	Land north of 6-14 Comberton Road	Land north of 18 Comberton Road	Land south of Comberton Road	Land west of Cambridge Road, south of New Road
Site Size (gross ha)	2.60	2.68	9.05	6.66
Notional dwelling capacity	52	60	204	150
SHLAA strategic considerations	0	0	0	0
Green belt	-	-	-	-
SHLAA significant local considerations	-	-	-	-
Landscape and Townscape impact	---	---	---	---
SHLAA 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)	+	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+++	+	+	+++
Sustainable Development Potential				

Site Comments:

Site 014	Site comprising an arable field on northern edge of Barton within the Green Belt. Strip of land links to road through residential properties for access. To north, west and east is open countryside with Grade II listed farm--Clare College Farm- to south east. Setting of this listed property would be adversely impacted. Development would significantly impact on setting of Barton.
Site 067	Site is a field on northern edge of Barton with open countryside to north and east within the Green Belt. Development of the site would extend built form of the village and reduce the views towards open countryside from approach road into Barton.
Site 095	Site is an extensive arable field on west side of Barton within Green Belt. Clearly part of the open countryside extending from this side of village. Development would extend built area onto land with rural character.
Site 185	Site is large arable field on edge of Barton west of Cambridge Rd/A603 within the Green Belt. To west is car park and Burwash Manor Farm retail development which separate the site from the main built form of the village. Site part of wider open countryside.

BOURN
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 082	Site 084
Address (summary)	Gills Hill Farmyard	45 High Street
Site Size (gross ha)	1.33	0.64
Notional dwelling capacity	27	17
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++
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)	0	0
Sustainable Development Potential		

Site 082	Partly commercial site east of Gills Hill, on the south eastern edge of Bourn. Loss of B2 and B8 uses. Significant historic environment, townscape and landscape impacts - adjacent Grade II Listed Building, rural character.
Site 084	Site to east of High Street on eastern side of Bourn. Significant historic environment, townscape and landscape impacts - paddock provides soft edge and setting of several Listed Buildings, including Grade I church, and Conservation Area. No access - can only be achieved by removal of property on High Street.

CALDECOTE
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 010	Site 011	Site 052	Site 056	Site 243	Site 247	Site 277
Address (summary)	Rear of 104 West Drive	Rear of 10 West Drive	72 & 64A West Drive	Land west of Strympole Way	Land west of Highfields Road & West Drive (Caldecote)	Land west of Highfields Road, (Caldecote)	Land rear of 48-46 West Drive
Site Size (gross ha)	3.25	0.81	4.74	7.67	23.70	12.58	2.62
Notional dwelling capacity	50	18	107	173	356	189	34
SHLAA strategic considerations	0	0	0	-	0	0	0
Green belt	0	0	0	0	0	0	0
SHLAA significant local considerations	-	----	----	-	+	----	----
Landscape and Townscape impact	-	-	-	-	-	-	-
SHLAA site specific factors	----	----	----	----	----	----	----
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	-	+	+	-	-	+
Accessibility to a range of employment opportunities (SA criteria 48)	0	+	+	0	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	+++	+	0	+++	+++	+
Sustainable Development Potential							

Site Comments:

Site 010	Former pig farm located on the south-western edge of the village. Adverse impact on the townscape and landscape of this area.
Site 011	Former pig farm located on the north-western edge of the village. Adverse impact on the townscape and landscape of this area. The site is close to industrial units and offsite mitigation for noise is likely to be required.
Site 052	Smallholding located on the western edge of the village. Adverse impact on the townscape and landscape of this area. The site is close to industrial units and offsite mitigation for noise is likely to be required.
Site 056	Agricultural field on the south-western edge of the village. Some adverse impact on landscape of the area and is adjacent to Caldecote Meadows SSSI.
Site 243	Agricultural fields and employment buildings on the northern edge of the village. Adverse impact on landscape setting. Potential for positive local considerations if noise generating employment redeveloped.
Site 247	Agricultural fields on the northern edge of the village. Adverse impact on landscape setting. Potential for noise nuisance from industrial uses and A428.
Site 277	Three dwellings and agricultural land / land used for horses located on the western edge of the village. Adverse impact on the townscape and landscape of this area. The site is close to industrial units and offsite mitigation for noise is likely to be required.

CASTLE CAMPS
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 167	Site 193
Address (summary)	Land south of Homers Lane & West of High Street	Bartlow Road
Site Size (gross ha)	2.23	0.42
Notional dwelling capacity	50	9
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	-	-
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++
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 167	Site on edge of Castle Camps with housing on two sides. Site is pastureland with some commercial uses . Adjoins open countryside creating soft edge to the village with existing gardens and farmland. Would be contrary to linear built form. No direct link to the adopted public highway.
Site 193	Site is on the western edge of Castle Camps. Development would result in loss of significant wooded backdrop to the rural edge of village and potentially a loss of mature hedgerows that create a rural character to this approach into village. Highway Authority indicated no direct link to public highway.

COTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 147	Site 148	Site 281
Address (summary)	Land opposite Sadlers Close, Whitwell Way	Land opposite Silverdale Avenue, Whitwell Way	Land off Silverdale Close
Site Size (gross ha)	0.81	5.23	3.45
Notional dwelling capacity	16	118	78
SHLAA strategic considerations	0	0	0
Green belt	-	-	-
SHLAA significant local considerations	---	---	---
Landscape and Townscape impact	---	---	---
SHLAA 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)	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+
Sustainable Development Potential			

Site 147	Site on northern side of Coton half within Green Belt. Adjacent to Sawmill to west of site - Environmental Health concerned about noise impact from this business therefore object to site. Significant adverse impact on Grade I listed church and setting of Conservation Area due to loss of openness and rural character. Site relates to open countryside part of distinctive landscape around American Cemetery.
Site 148	Site to north of Coton within Green Belt. To east is Sawmill- Environmental Health concerned about noise impact from this business therefore object to site. Significant adverse impact on Grade I listed church and setting of Conservation Area due to loss of openness and rural character. Site relates to open countryside part of distinctive landscape around American Cemetery.
Site 281	Site is pastureland on southwestern edge of Coton within Green Belt. Southern edge of site next to Bin Brook with residential to north and east. Impact on setting of listed farmhouse and Conservation Area. hedges provide some enclosure to site. No direct link to adopted public highway.

DRY DRAYTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 070	Site 081	Site 096
Address (summary)	Rear of Searles Meadow	Warrington Farm	Cottons Field
Site Size (gross ha)	1.06	1.78	1.51
Notional dwelling capacity	29	36	41
SHLAA strategic considerations	0	0	0
Green belt	0	-	-
SHLAA significant local considerations	-	---	---
Landscape and Townscape impact	---	---	---
SHLAA site specific factors	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+++	+++
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)	0	0	0
Sustainable Development Potential			

Site 070	Site located to west of Searles Meadow, on the western edge of Dry Drayton. Significant historic environment, townscape and landscape impacts - loss of established trees, exposed to the wider countryside, expand the built area of village to the west - planning history rejected. Access can be achieved subject to legal right of way over Searle's Meadow. No doctors surgery.
Site 081	Site located in the heart of Dry Drayton. Significant historic environment, townscape and landscape impacts - setting of a Grade II* and several Grade II Listed Buildings. No doctors surgery.
Site 096	Site located in the heart of Dry Drayton. Significant historic environment, townscape and landscape impacts - setting of a Grade II* and several Grade II Listed Buildings. No doctors surgery.

DUXFORD
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 086	Site 092	Site 131	Site 166	Site 286
Address (summary)	Maarnford Farm, Hunts Road	The Paddock, End of Mangers Lane	Land west and north of Duxford	Rear of 8 Greenacres	Land adjacent to The Green
Site Size (gross ha)	1.66	0.41	49.31	1.16	0.81
Notional dwelling capacity	45	9	740	23	16
SHLAA strategic considerations	0	0	-	0	0
Green belt	0	0	0	0	0
SHLAA significant local considerations	0	---	-	0	---
Landscape and Townscape impact	-	---	---	0	---
SHLAA 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)	+	+	+	+	+
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 086	Site on western edge of the village. Adverse townscape and landscape impacts.
Site 092	Site in historic core. Adverse heritage, access and townscape impacts.
Site 131	Adverse landscape and townscape impacts. Affected by noise from the M11. Part of site within outer consultation zone of a hazardous installation.
Site 166	Site to north of the village.
Site 286	Site in historic core. Adverse heritage and townscape impacts.

ELSWORTH
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 195
Address (summary)	Land north and west of Elsworth School, Broad End
Site Size (gross ha)	1.32
Notional dwelling capacity	27
SHLAA strategic considerations	0
Green belt	0
SHLAA significant local considerations	-
Landscape and Townscape impact	----
SHLAA site specific factors	----
Accessibility to key local services and facilities (SA criteria 37)	0
Distance to key local services and facilities (SA criteria 38)	+++
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)	0
Sustainable Development Potential	

Site 195	Site to the west of Broad End on the north western edge of Elsworth. Significant historic environment, townscape and landscape impacts. The site forms a transition between the village and wider landscape, in an exposed area, which it would not be possible to mitigate.
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ELTISLEY
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 022	Site 035
Address (summary)	Land rear of 28 The Green	Land south of St. Neots Road
Site Size (gross ha)	1.53	2.22
Notional dwelling capacity	31	50
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+++
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 022	Site to the north of The Green, on the northern edge of Eltisley. Significant historic environment, townscape and landscape impacts - adjacent to 4 Grade II Listed Buildings, Conservation Area, and part of the setting of a Grade II* Listed church. Potential noise from PH and A428 unlikely can be mitigated. HA concerns over access onto A428.
Site 035	Site to the north of The Green, on the northern edge of Eltisley. Significant historic environment, townscape and landscape impacts - adjacent to Grade II* and II Listed Buildings, Conservation Area, setting of a several Grade II Listed Buildings and is located in the historic core of the village with important archaeology. Potential noise from church and A428 unlikely can be mitigated. HA concerns over access onto A428.

FEN DITTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 115	Site 339
Address (summary)	Blue Lion PH, 2 Horningsea Road	High Ditch Road
Site Size (gross ha)	0.38	2.29
Notional dwelling capacity	9	52
SHLAA strategic considerations	0	0
Green belt	0	---
SHLAA significant local considerations	-	-
Landscape and Townscape impact	-	---
SHLAA 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)	+++	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 115	Site located north east of cross roads of Horningsea Road and High Ditch Road. Former PH with planning permission for 13 dwellings. A14 capacity issues.
Site 339	Site on the eastern edge of Fen Ditton within the Green Belt. Important for the separation of Cambridge. Significant historic environment, townscape and landscape impacts. Some utility upgrades needed.

Note - All other Fen Ditton sites are subject to a second round of consultation as broad locations for possible Green Belt release

FEN DRAYTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 064	Site 217
Address (summary)	Land behind Ridgeleys Farm House	Land adjacent to 35 Cootes Lane
Site Size (gross ha)	0.75	0.45
Notional dwelling capacity	20	10
SHLAA strategic considerations	-	0
Green belt	0	0
SHLAA significant local considerations	-	-
Landscape and Townscape impact	-	-
SHLAA site specific factors	+	+
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+++
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 064	Located on the eastern edge of the village. Some adverse impacts on the townscape, landscape and settings of listed buildings and Conservation Area. Small area of the site within Flood Zone 2. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path.
Site 217	Located on the western edge of the village within the special policy area for the Fen Drayton Former Land Settlement Association Estate. Some adverse impacts on the townscape and landscape. Grade 1 agricultural land. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path.

FOWLMEIRE
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 051	Site 077	Site 106	Site 107	Site 122	Site 218	Site 229
Address (summary)	Manufacturing Site & Turnbrook	Appleacre Park, London Road	Land north of London Road	Land west of High Street	Land at Top Close	Land at Triangle Farm	Land opposite 30 Pipers Close
Site Size (gross ha)	2.22	0.46	7.60	3.01	0.58	1.03	0.67
Notional dwelling capacity	22	10	171	68	16	21	14
SHLAA strategic considerations	-	0	0	0	0	0	0
Green belt	0	0	0	0	0	0	0
SHLAA significant local considerations	+	-	-	----	----	-	-
Landscape and Townscape impact	+	----	----	----	----	----	----
SHLAA site specific factors	0	----	----	----	----	----	----
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	0	+	+++	+++	+	0
Accessibility to a range of employment opportunities (SA criteria 48)	0	0	0	0	0	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0	0	0	0	0
Sustainable Development Potential							

Site Comments:

Site 051	Site is in commercial use with industrial building and hardstanding. Western half of site is in flood zone 3. Site has history of noise so change to residential would be positive but significant loss of employment land in relation to scale of village. Site projects into open countryside so impact on setting of village - could be mitigated with good design if residential.
Site 077	Site used as caravan and camping site with associated facilities. On edge of Fowlmere. Relates best to the open countryside .
Site 106	Arable field on western edge of village part of open rolling countryside - bringing countryside into village. Therefore significant to retain.
Site 107	Site on western edge of village - storage barns and vacant land adjoining business units which have history of noise. Concern at allocation by Environmental Health. Important countryside frontage with views through trees across the site into open countryside - if site developed views would be lost.
Site 122	Site on western edge of village formerly used as allotments. Part used for car parking for adjoining school. Creates a soft edge to the village enhancing landscape setting of the village. Site has no direct link to public highway.
Site 218	Site is on east edge of Fowlmere - triangular field with roads on all sides. Significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow.
Site 229	Site is grassy area sometimes used as overflow to adjoining camping site. Clear views into site from housing on opposite side of road. Hedges screen some views into the site. Site had rural character.

FOXTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 175	Site 233
Address (summary)	Moores Farm, Fowlmere Road	Land west of Station Road (north of Burlington Press)
Site Size (gross ha)	0.69	0.84
Notional dwelling capacity	14	17
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	0	-
Landscape and Townscape impact	0	-
SHLAA site specific factors	+	-
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++
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 175	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road
Site 233	Part of a large paddock with scattered trees. Adverse heritage, townscape and noise issues.

GREAT ABINGTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 027	Site 211	Site 293
Address (summary)	Land east of Great Abington	Land at Pampisford Road / High Street	104 High Street
Site Size (gross ha)	15.71	3.64	0.70
Notional dwelling capacity	236	82	19
SHLAA strategic considerations	0	0	0
Green belt	0	0	0
SHLAA significant local considerations	---	---	---
Landscape and Townscape impact	---	---	---
SHLAA 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)	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+
Sustainable Development Potential			

Site 027	Site is arable field on eastern edge of Great Abington. Adjoins residential to the west. To the north, south and east is open countryside. Development would result in the loss of openness and the rural character of this area. Environmental Health concerned about noise from nearby busy roads and unpredictable noise from nearby dog kennels. Highway Authority concerned about accident record of A1307.
Site 211	Site is a grassy field to south west of Great Abington. Open countryside to south. To west enclosed field beyond which is Granta Park. Environmental Health concerned about noise from nearby commercial uses. If developed would have loss of the separation of the village from New House Farm and a loss of the rural setting and backdrop to this farmstead. Highway Authority concerned about accident record of
Site 293	Site is to the south west of Great Abington. Two listed buildings on the site and new house built 2011. Western part of site previously used as garden for house at 104 High St. Major adverse harm at potential loss of listed buildings and to loss of farmland settings for properties.

GREAT WILBRAHAM
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 039	Site 073
Address (summary)	Land at Frog End	Land off Toft Lane
Site Size (gross ha)	1.73	0.82
Notional dwelling capacity	35	22
SHLAA strategic considerations	-	-
Green belt	-	-
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+
Accessibility to a range of employment opportunities (SA criteria 48)	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

Site 039	Site located east of Frog End, north west of High Street, on the south western side of Great Wilbraham. Small part within Flood Zones 2 & 3. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings, Conservation Area, archaeology objection. ICF on Frog End.
Site 073	Site located south west of Toft Lane, on the south western side of Great Wilbraham. Small part within Flood Zone 2. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings, Conservation Area and ICF to the west.

GUILDEN MORDEN
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 072	Site 075	Site 221
Address (summary)	Land east of Dubbs Knoll Road	Land fronting Dubbs Knoll Road & north of 33 Dubbs Knoll Road	Land fronting Trap Road
Site Size (gross ha)	2.98	1.16	2.10
Notional dwelling capacity	67	23	47
SHLAA strategic considerations	0	0	0
Green belt	0	0	0
SHLAA significant local considerations	---	-	---
Landscape and Townscape impact	---	---	---
SHLAA site specific factors	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+	+++
Accessibility to a range of employment opportunities (SA criteria 48)	0	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0
Sustainable Development Potential			

Site 072	Site is enclosed arable field on the northern edge of Guilden Morden. Cemetery to south east and may need to extend in future. Environmental Health concerned at noise impact of nearby dog kennels which could be statutory nuisance. Odour impact of adjoining sewage pumping station. Noise impact from electricity substation. Access link unsuitable for number of units proposed.
Site 075	Site is an arable field on western edge of Guilden Morden. New woodland has been planted to the west of site and open countryside extends beyond this. Setting of listed building would be impacted if site developed. Significant impact on landscape setting if loss of this area with rural character.
Site 221	Site is primarily grassland on south east edge of village. Small part is garden to 13 Trap Rd. Grade II* Morden Hall adjoins site to south and development would significantly impact the setting of this building. Site part of rural surroundings of village. Would extend eastern boundary of built area into countryside. Development would not be typical of linear nature of village

HARDWICK
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 180	Site 268
Address (summary)	Land off St. Neots Road	Toft Road
Site Size (gross ha)	7.04	3.61
Notional dwelling capacity	158	81
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	0	-
Distance to key local services and facilities (SA criteria 38)	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)	+	0
Sustainable Development Potential		

Site 180	Site is a mixture of pastureland and woodland that forms a transitional edge to village from urban to rural. Important that this area is retained to preserve setting of village. Highway Authority consider access link to public highway is unsuitable to serve the number of units that are being proposed.
Site 268	Agricultural field located on the southern edge of the village. Significant adverse impacts on landscape, townscape and setting of Conservation Area.

HARSTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 030	Site 118	Site 119	Site 164	Site 226	Site 228	Site 288	Site 289
Address (summary)	180 High Street	Land east of Buiton End, South of Beech Farm Cottages	Land north of Church Street	158 High Street	Land rear of 98-102 High Street	Land south of 92 High Street	Land north of 70 High Street	Land at and to the rear of 98-102 High Street
Site Size (gross ha)	0.24	0.58	0.72	0.71	2.87	4.01	0.99	1.38
Notional dwelling capacity	7	12	15	14	65	90	20	28
SHLAA strategic considerations	-	0	0	-	0	0	0	0
Green belt	0	-	-	0	-	-	-	-
SHLAA significant local considerations	-	---	---	0	---	---	---	---
Landscape and Townscape impact	---	---	---	0	---	---	---	---
SHLAA site specific factors	---	---	---	0	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	0	+	+	---	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)	+	0	+	+	+	+	+	+
Sustainable Development Potential								

Site Comments:

Site 030	Site at junction of High Street (A10) and London Road (B1368) at northern end of Harston. Too small unless higher density - out of character with low density surroundings - significant townscape impacts.
Site 118	Site on Button End in the southern part of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south, which it would not be possible to mitigate.
Site 119	Site on north of Church Street in the southern part of Harston. Some potential to improve site - arable buildings, but change rural character. Significant historic environment, townscape and landscape impacts - setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south west, which it would not be possible to mitigate. Unable to achieve safe access.
Site 164	Site located to east of A10 in the northern part of Harston. Within Bayer HSE area. Backland site with neutral / minimal impact - already other precedents in area.
Site 226	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and result in the loss of important rural character.
Site 228	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character.
Site 288	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character.
Site 289	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and result in the loss of important rural character.

HASLINGFIELD
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 150	Site 163
Address (summary)	Land at River Lane	Land at Barton Road
Site Size (gross ha)	3.15	1.80
Notional dwelling capacity	71	49
SHLAA strategic considerations	-	0
Green belt	-	-
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	-
Accessibility to a range of employment opportunities (SA criteria 48)	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential	-	-

Site 150	Site on the eastern edge of Haslingfield. Part Flood Zone 2. Significant historic environment, landscape and townscape impacts - part of setting of Grade II Listed Buildings, transition area between built up area and wider arable landscape, very visible location. No suitable access.
Site 163	Site on the northern edge of Haslingfield. Significant historic environment, landscape and townscape impacts - adjacent to and part of setting of other Grade II Listed Buildings, soft transition area between built up area and wider arable landscape, strong linear character.

HAUXTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 040	Site 192
Address (summary)	Land north of High Street	Land east of The Lane
Site Size (gross ha)	3.00	7.70
Notional dwelling capacity	68	173
SHLAA strategic considerations	-	-
Green belt	-	-
SHLAA significant local considerations	-	-
Landscape and Townscape impact	---	---
SHLAA 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
Sustainable Development Potential		

Site 040	Site on eastern edge of Hauxton, north of High Street, adjacent to the M11. 1/2 Flood Zone 3 & some Flood Zone 2. Townscape and landscape impacts - does not relate well to built development north of High Street, rural character. Noise impacts require high level of mitigation.
Site 192	Site on the southern edge of Hauxton. Small part within Bayer CropScience Limited HSE zone. Significant townscape and landscape impacts - clear edge to village in exposed location. Noise impacts require high level of mitigation. No suitable access.

LITTLE ABINGTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 024	Site 025	Site 026	Site 028	Site 029
Address (summary)	Land north of Bourn Bridge Road	Land south of Bourn Bridge Roa	Land south-west of Little Abington	Bancroft Farm, Church Lane	Land east of Bancroft Farm, Church Lane
Site Size (gross ha)	9.92	21.64	8.28	0.42	3.96
Notional dwelling capacity	223	325	95	9	89
SHLAA strategic considerations	0	0	0	0	0
Green belt	0	0	0	0	0
SHLAA significant local considerations	---	---	---	---	---
Landscape and Townscape impact	---	---	---	---	---
SHLAA 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)	+	+	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0	+	+
Sustainable Development Potential					

Site Comments:

<p>Site 024</p>	<p>Site is an arble field on the western edge of Little Abington. Major impact on setting of Temple grade II listed building used as cafe. Environmental Health concerns about noise impact from adjoining roads especially A11 and also from nearby Travelodge and Comfort Café. Significant adverse effect on the landscape setting of Little Abington by the loss of land providing a rural approach to village.</p>
<p>Site 025</p>	<p>Site is arable field on the western edge of Little Abington. South is River Granta and beyond is the Granta Park employment area. Environmental Health objects to site - concerns of noise impact from adjoining roads (A11; A1307) and ongoing problems from Welding Institute at Granta Park (welding research & development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. loss of land which creates approach to village with a rural character. Would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. County Archaeologist team object due to impact on earthworks on site.</p>
<p>Site 026</p>	<p>Site is a large grassland area on southern edge of Little Abington north of River Granta. Third of site in Flood zone 3. Scheduled monument (medieval earthworks) on half of site- County Archaeologists would object to development of site. Environmental Health object to site- concerned at noise impact from Welding Institute on Granta Park.</p>
<p>Site 028</p>	<p>Site is in centre of Little Abington. It consists of former farm buildings that were part of Bancroft Farm. Major adverse impact on Conservation Area due to loss of rural context to Bancroft Farm. Site has a distinctly rural character.</p>
<p>Site 029</p>	<p>Site is a field in centre of Little Abington enclosed by houses to the north, east and south. Next to former farm buildings which were part of Bancroft Farm. Major adverse impact if site developed - loss of open space in village - impact on Conservation Area. Highway Authority concerned about accidents on A1307.</p>

LONGSTANTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 002	Site 244	Site 246	Site 257	Site 282
Address (summary)	Green End Farm	Land West of Over Road	Land east of B1050 (employment allocation)	Land off Clive Hall Drive	Land off Hatton Road
Site Size (gross ha)	2.39	4.08	6.53	0.26	0.26
Notional dwelling capacity	54	92	147	8	0
SHLAA strategic considerations	-	0	0	0	----
Green belt	0	0	0	0	0
SHLAA significant local considerations	0	0	0	-	----
Landscape and Townscape impact	-	-	-	----	-
SHLAA site specific factors	0	0	-	----	----
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)	+	+	+	+	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0	0	+
Sustainable Development Potential					

Site Comments:

Site 002	Site to west of Longstanton. Top 1/4 in Flood Zone 3. SAM on site. Townscape and landscape impacts - west of Over Road which provides clear edge, in exposed location. Noise issues from Longstanton bypass and possible contaminated land from farm use. A14 capacity constraints.
Site 244	Site to west of Longstanton. Townscape and landscape impacts - west of Over Road which provides clear edge, in exposed location. Noise issues from Longstanton bypass and possible contaminated land from commercial use. A14 capacity constraints.
Site 246	Site to west of Longstanton. Partial loss of employment allocation with outline planning consent. Townscape and landscape impacts - in exposed location. Noise issues from Longstanton bypass. A14 capacity constraints.
Site 257	Site to east of Longstanton. Within Conservation Area. Townscape and landscape impacts. Inspectors - important to keep land open.
Site 282	Flood Zone 3.

MELDRETH
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 055	Site 100	Site 134	Site 191	Site 249	Site 264	Site 292
Address (summary)	Land west of Whitecroft Road	Land north of Gables Close	Riding School at land adjacent Meldreth Manor School	Land adjacent to Whitecroft Road	Willow Stables, Whitecroft Road	80a High Street	Land rear of 79 High Street
Site Size (gross ha)	0.98	1.16	1.92	0.67	2.23	0.30	1.08
Notional dwelling capacity	20	23	39	14	50	7	22
SHLAA strategic considerations	0	0	-	0	0	---	0
Green belt	0	0	0	0	0	0	0
SHLAA significant local considerations	---	-	-	---	0	-	---
Landscape and Townscape impact	-	-	-	+	-	-	-
SHLAA site specific factors	---	---	---	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++	+	+	+	+++	+
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 055	Wooded site to south of village. Adverse noise and townscape/landscape impacts.
Site 100	Backland site to north west of the village. Adverse heritage and townscape impacts.
Site 134	Vacant riding stables to west of the village. One third of site in flood zone 3. Adverse landscape impacts.
Site 191	Part of an industrial site on the southern edge of the village. Adverse noise impacts.
Site 249	Isolated site to west of the village. Adverse landscape setting impacts.
Site 264	Small site to east of the village. Within 400 metres of sewage works so affected by malodour. Adverse impacts on townscape and heritage assets.
Site 292	Backland site to north west of the village. Adverse heritage and townscape impacts.

OAKINGTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 014	Site 067	Site 095	Site 184	Site 185
Address (summary)	Arcadia Gardens	Land at Manor Farm Close	Rear of Arcadia Gardens	Land at Kettles Close (Gypsy & Traveller Proposal)	Land at Kettles Close
Site Size (gross ha)	0.79	2.21	0.41	0.60	0.60
Notional dwelling capacity	0	50	0	0	0
SHLAA strategic considerations	---	0	----	----	----
Green belt	-	0	-	-	-
SHLAA significant local considerations	---	-	----	----	----
Landscape and Townscape impact	---	----	----	-	-
SHLAA site specific factors	---	----	----	----	----
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+	+++	+++	+++
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 014	Flood Zone 3.
Site 067	Site to north west of Oakington. Impact on separation with Northstowe. Heritage, townscape and landscape impacts. Consent is being sought of the Ministry of Defence to remove a restrictive covenant which related to the area when it was an airfield. No access.
Site 095	Flood Zone 3.
Site 184	Flood Zone 3. Could provide around 6 pitches to meet Gypsy & Traveller needs.
Site 185	Flood Zone 3.

ORWELL
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 020
Address (summary)	Land adjacent to Petersfield Primary School
Site Size (gross ha)	3.14
Notional dwelling capacity	71
SHLAA strategic considerations	0
Green belt	0
SHLAA significant local considerations	-
Landscape and Townscape impact	-
SHLAA site specific factors	+
Accessibility to key local services and facilities (SA criteria 37)	-
Distance to key local services and facilities (SA criteria 38)	+++
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)	0
Sustainable Development Potential	

Site 020	Part of an arable field to north west of the village. Adverse impacts on setting of Listed Buildings, townscape and landscape setting.
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OVER
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 007	Site 017	Site 097	Site 121	Site 127	Site 138	Site 165	Site 182	Site 256	Site 290
Address (summary)	Land rear of 38 Mill Road	Land off Randalls Lane	Land at and to the rear of 16 The Lanes	Land fronting New Road and Station Road	Land at Mill Road	Land east of Station Road	Land off Meadow Lane	Land north of New Road	Land at Station Road	Land east of Mill Road
Site Size (gross ha)	1.42	1.06	1.11	2.14	1.59	0.86	3.12	2.72	1.36	2.18
Notional dwelling capacity	38	29	22	48	43	23	28	61	37	49
SHLAA strategic considerations	0	0	-	0	0	0	0	-	0	0
Green belt	0	0	0	0	0	0	0	0	0	0
SHLAA significant local considerations	---	---	---	---	-	---	---	---	---	---
Landscape and Townscape impact	---	---	---	---	-	---	-	---	---	---
SHLAA site specific factors	---	---	---	-	+	---	---	-	+	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-	-	-	-	-
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 007	Site to south east of Over. Heritage, townscape and landscape impacts - wider setting of LB and intricate transition landscape. No suitable highway access - unless lose another house on Mill Road (not included within site). A14 capacity issues.
Site 017	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs Conservation Area and rural backdrop to single depth. Questionable whether suitable highway access. A14 capacity issues.
Site 097	Site within western part of Over, designated PVAA. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs and Conservation Area. A14 capacity issues.
Site 121	Site to south west of Over. Adjacent to community centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - relates better to countryside to south than urban area. Power lines cross site. A14 capacity issues.
Site 127	Site to east of Over, enclosed by tall hedgerow. ICF to road frontage. Impact on townscape / amenity. A14 capacity issues.
Site 138	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs and Conservation Area. Questionable whether suitable highway access. A14 capacity issues.
Site 165	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs Conservation Area and rural backdrop to single depth but possible to mitigate smaller site to east with landscaping. Questionable whether suitable highway access. A14 capacity issues.
Site 182	Site to south west of Over allocated for open space. Close to community centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - backland development poorly related to built area. A14 capacity issues.
Site 256	Site to south west of Over. Adjacent to community centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - relates better to countryside to south than urban area. A14 capacity issues.
Site 290	Site to east of Over. Significant impact on townscape - ICF to road frontage. Sewage pumping station in south - cordon sanitaire and infrastructure constraint to growth. A14 capacity issues.

STEEPLE MORDEN
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 209	Site 237
Address (summary)	Land north of Bogs Gap Lane	Land east of Hay Street
Site Size (gross ha)	0.48	0.33
Notional dwelling capacity	13	10
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	-
Landscape and Townscape impact	-	---
SHLAA 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)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

Site 209	Site is on northern side of Steeple Morden at the junction of Bogs Gap Lane and North Brook End. Comprises of one house set in garden Residential to the south and open countryside in all other directions. Site best related to surrounding open countryside. Highway Authority identified site does not appear to have a direct link to the adopted public highway.
Site 237	Site is grassland in northern part of Steeple Morden to the east of Hay Street. Part of network of fields between Hay Street and Brook End to the east that create rural setting to historic core of village

TEVERSHAM
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 098	Site 099	Site 137
Address (summary)	Land east of Cherry Hinton Road	Land south of Pembroke Way	Land at Fulbourn Road
Site Size (gross ha)	8.19	2.07	4.78
Notional dwelling capacity	184	47	108
SHLAA strategic considerations	0	0	0
Green belt	---	---	---
SHLAA significant local considerations	---	---	---
Landscape and Townscape impact	---	---	---
SHLAA site specific factors	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++	-
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)	+	+	0
Sustainable Development Potential			

Site 098	Site south of Pembroke Way, east of Cherry Hinton Way, on the southern edge of Teversham. Significant GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Loss of important amenity / play area. Possible contaminated land and noise from airport. No safe access.
Site 099	Site south of Pembroke Way, east of Cherry Hinton Way, on the southern edge of Teversham. Advers GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Loss of important amenity / play area. Smaller scale development & may be possible to landscape / mitigate impacts. Possible contaminated land and noise from airport.
Site 137	Site east of Fulbourn road, on the south eastern edge of Teversham. Significant GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Possible contaminated land.

THRIPILOW
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 016	Site 062	Site 063
Address (summary)	The Grain Store, Lodge Road	Land west of Rectory Farm, Middle Street	Land east of Farm Lane
Site Size (gross ha)	1.84	2.44	4.39
Notional dwelling capacity	50	55	99
SHLAA strategic considerations	0	0	
Green belt	-	-	
SHLAA significant local considerations	-	---	---
Landscape and Townscape impact	-	---	---
SHLAA site specific factors	-	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++	+++
Accessibility to a range of employment opportunities (SA criteria 48)	0	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0	0
Sustainable Development Potential			

Site 016	Site on western edge of Thriplow consisting of collection of agricultural buildings surrounded by hardstanding. In use as grain store with MOT test centre. West part in Green Belt. Adverse impact on landscape on approach into village if loss of mature hedges and farm buildings with rural character. Part of site could be developed to improve townscape on edge of village with careful design.
Site 062	Site located in southern part of Thriplow within the Green Belt and comprises of open grassland with trees. Would result in loss of significant area of open countryside within the core of the historic village if developed. Would alter existing character of village which is linear with interspersed open space. Significant adverse impact on setting of numerous listed buildings including Manor House and Thriplow Bury
Site 063	L shaped site on the southern side of Thriplow comprises of an extensive area of open grassland with trees. Would result in loss of significant area of open countryside within the core of historic village if developed. Would alter existing character of village which is linear with interspersed open space. Significant adverse impact on setting of numerous listed buildings including Manor House and Thriplow Bury

WHITTLESFORD & WHITTLESFORD BRIDGE
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 009	Site 179	Site 210	Site 271	Site 278	Site 285
Address (summary)	Scutches Farm, High Street	Land rear of Whittlesford	Land rear of Swanns Corner, Mill Lane	Land adjacent to Station Road and Duxford Road	Highways Agency Depot, Station Road East	Land adjacent to 83 Moorfield Road
Site Size (gross ha)	11.39	23.29	0.59	8.07	2.28	0.64
Notional dwelling capacity	171	349	12	182	51	13
SHLAA strategic considerations	0	-	-	0	-	
Green belt	-	-	-	-	-	-
SHLAA significant local considerations	---	---	---	---	---	0
Landscape and Townscape impact	---	---	---	---	-	---
SHLAA site specific factors	---	---	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	---	+	---	---	---
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 009	Site to southeast of the High Street and west of Duxford Road. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Conservation Area. Entertainment noise from church / hall.
Site 179	Site between the M11 and Hill Farm Road, on the western edge of Whittlesford. Small areas to north in Flood Zone 2. Significant townscape and landscape impacts - very large scale, out of proportion to the village, removed from heart of village, in exposed area. Noise impacts of M11 - high level mitigation.
Site 210	Site is on the north eastern edge of Whittlesford beside the River Granta. East half in Flood Zone 2. Significant historic environment, townscape and landscape impacts - setting of Grade II Listed Building & Conservation Area, TPOs, wider impact on the Grade I Listed church. Possible noise from adjoining commercial. Unsuitable access - no link to public highway.
Site 271	North of Whittlesford Bridge. Significant historic environment, townscape and landscape impacts - very large scale, out of proportion to the village, in an exposed area. Possible land contamination and noise from railway and adjoining commercial. Unsuitable access - no link to public highway.
Site 278	Site on eastern edge of Whittlesford Bridge. Redevelopment of highways depot. Historic environment, townscape and landscape impacts - some improvement (removal buildings and hardstanding) but limited residential east of railway, impact on LB (Grade II* and I). Possible noise - A505 and commercial.
Site 285	Site to the south of Royston Road south of Whittlesford Bridge. Significant townscape and landscape impacts - very exposed site. Possible noise A505. No suitable access - resist onto A505.

GREAT CHESTERFORD
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 330
Address (summary)	Land adjacent to Whiteways, Ickleton Road
Site Size (gross ha)	3.9
Notional dwelling capacity	117
SHLAA strategic considerations	0
Green belt	0
SHLAA significant local considerations	-
Landscape and Townscape impact	---
SHLAA site specific factors	---
Accessibility to key local services and facilities (SA criteria 37)	0
Distance to key local services and facilities (SA criteria 38)	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 330	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.
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EMPLOYMENT / RETAIL SITE PROPOSALS
Summary of Assessment and Sustainability Appraisal

Site Reference	EM1	EM2	EM3	EM4	EM5	EM6	EM7	EM8	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	Swavesey - Land at Buckingham Business Park	Orwell - Land at Cambridge Road	Pampisford - London Road	Pampisford - Sawston Park
Representation Number	47072	44017	42509	39564	46419	46984, 46981	51941	51941	46973	50379
Proposed Use	Employment	Employment	Employment	Employment	Employment	Employment (Existing Allocation, subject to consultation issues and Options 2012)	Employment	Employment	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.	2.1 ha.	1.3 ha.	2.5 ha.	1.5 ha.
Strategic considerations	0	0	0	---	0	-	0	-	-	-
Green belt	---	---	0	---	0	0	0	0	0	0
Significant local considerations	-	-	-	---	-	0	0	---	-	-
Landscape and Townscape impact	---	---	0	---	---	0	0	---	0 / -	0
Site specific factors	---	---	+	---	---	0	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	0
Sustainable Development Potential										

Site Comments:

EM1	Development would have significant impact on the purposes of the Green Belt. The site emphasises the visual separation of settlements, crucial to prevention of coalescence.
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.
EM7	Agricultural land in the safeguarding area for sewage treatment works. Odour assessment may be required. Site design and landscaping could achieve appropriate mitigation.
EM8	Significant adverse impact on the landscape and townscape, biodiversity and historic environment that is not capable of mitigation.
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.