

Site No. Site 334
Address Cambridge, Fen Road
Location Cambridge
Category of site Edge of Cambridge
Site area 1.74

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	0% to 24% Previously Developed Land (PDL)
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	0	Development would not affect best and most versatile agricultural land (Grades 1 and 2).
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	---	Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation.
		Will it minimise, and where possible address, land contamination?	+	The site was used for storage and contains an area of filled land. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	+ / 0	Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement) - site used for open storage and could be visually improved.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	- / 0	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - site sits between a caravan site and light industrial buildings. As such residential development would be out of character with the street scene on either side. However the caravan site has been allocated for development in the Cambridge Local Plan
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	-/---	Site currently allocated for Gypsy and Traveller pitches.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+++	Edge of Cambridge
		Sub-Indicator: Distance to centre	-	882m ACF to Fen Ditton High Street
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	-	Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	11.00 minutes from site to nearest employment area with 2000+ employees. 7 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	School capacity constraints but potential for improvement to meet needs

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Total Score 20
		Sub-indicator: Distance to bus stop / rail station	0	768m ACF from the centre of the site to the nearest bus stop with Citi 2 service (Chesterton, Franks Lane).
		Sub-indicator: Frequency of Public Transport	+++	Citi 2 - 10 Minute Service
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	14 Minutes from to Cambridge (Chesterton, Franks Lane to Cambridge, Emmanuel Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	3.37km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 335
Address Fulbourn, Land to the rear of 12-18 Teversham Road
Location Fulbourn
Category of site Rural Centre
Site area 0.39

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

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0	No impact (generally compatible, or capable of being made compatible with local landscape character)
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - backland development that does not relate well to street-scene.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	--	High groundwater level so although site is not in high flood zone it has had localised flooding
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre
		Sub-Indicator: Distance to centre	-	970m ACF to Fulbourn High Street
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	22.66 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+ / 0	Total Score 15 / 12
		Sub-indicator: Distance to bus stop / rail station	+++ / 0	223m ACF from the centre of the site to the nearest bus stop with Citi 1 service (Fulbourn, Teversham Road) FROM CAMBRIDGE. 755m ACF from the centre of the site to the nearest bus stop with Citi 1 service (Fulbourn, Windmill Lane) TO CAMBRIDGE.
		Sub-indicator: Frequency of Public Transport	0	Citi 1 - 30 Minute Service
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	-	47 Minutes from to Cambridge (Fulbourn, Windmill Lane to Cambridge, St Andrews Street)
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	6.44km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact

Site No. Site 336
Address Impington, Land off Lone Tree Avenue
Location Impington
Category of site Rural Centre
Site area 1.37

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	-	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation. Close to an AQMA on A14.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	-	Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Significant potential for traffic noise from A14. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
		Will it minimise, and where possible address, land contamination?	+	Historical agricultural, industrial / commercial uses on site and adjacent to disused railway line. Potential for minor benefits through remediation of minor contamination.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	0	Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	-	Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - adverse effect on the landscape and townscape setting of Impington. It would impact on the purposes and functions of the Green Belt in an area with wide views across to Cambridge.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	-	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - backland development that does not relate well to street-scene.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
		Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?		
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing Inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre
		Sub-Indicator: Distance to centre	---	1,700m ACF to Cambridge Road (Village Hall), Girton
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	Near to employment area with 2000+ employees. 8 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+++	Total Score 22
		Sub-indicator: Distance to bus stop / rail station	+++	242m ACF from the centre of the site to the nearest bus stop (Impington, Highfield Road)
		Sub-indicator: Frequency of Public Transport	+	Citi 8 service - 20 minute service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+++	16 minutes from bus stop to the centre of Cambridge (Impington, Highfield Road to Cambridge, Emmanuel Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	3.59km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	- / 0	The proposed site does not appear to have a direct link to the adopted public highway. The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.

Site No. Site 337
Address Waterbeach, Land adjacent to Bannold Road
Location Waterbeach
Category of site Minor Rural Centre
Site area 6.21

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

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

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing Inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)		
		Sub-Indicator: Distance to centre	0	790m ACF to Chapel Street, Waterbeach
	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	23.35 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score 16
		Sub-indicator: Distance to bus stop / rail station	+++	155m ACF from the centre of the site to the nearest bus stop (Waterbeach, Kirby Terrace)
		Sub-indicator: Frequency of Public Transport	-	9 service - Hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	28 Minutes from Waterbeach to Cambridge (Waterbeach, Kirby Terrace to Cambridge, Drummer Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.10km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site No. Site 338
Address Waterbeach, Bannold Road
Location Waterbeach
Category of site Minor Rural Centre
Site area 1.42

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

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

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)		
		Sub-Indicator: Distance to centre	0	730m ACF to Chapel Street, Waterbeach
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	23.35 minutes from site to nearest employment area with 2000+ employees. 6 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	+	Total Score 16
		Sub-indicator: Distance to bus stop / rail station	+++	84m ACF from the centre of the site to the nearest bus stop (Waterbeach, Surgery)
		Sub-indicator: Frequency of Public Transport	-	9 service - Hourly service.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	27 Minutes from Waterbeach to Cambridge (Waterbeach, Kirby Terrace to Cambridge, Drummer Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+	9.04km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	+	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site No. Site 339
Address Fen Ditton, High Ditch Road
Location Fen Ditton
Category of site Group Village
Site area 2.29

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

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	---	Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would be possible to mitigate.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	---	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would be possible to mitigate.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	-	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would be possible to mitigate.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
		Will it minimise contributions to climate change through sustainable construction practices?		
	Reduce vulnerability to future climate change effects	Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?				
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		

Inclusive Communities - Housing	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	0	Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing inequalities and involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)		
		Sub-Indicator: Distance to centre	+	520m ACF to Fen Ditton High Street
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	0	No facilities lost, and no new facilities proposed directly as a result of the development.
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will improve relations between people from different backgrounds or social groups?		
		Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
	Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	0	No facilities lost, and no new facilities proposed directly as a result of the development.

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+++	11.05 minutes from site to nearest employment area with 2000+ employees. 4 employment areas with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	+	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	+	Insufficient spare school capacity but potential for improvement to meet needs.

Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total Score 14
		Sub-indicator: Distance to bus stop / rail station	+	405m ACF from the centre of the site to the nearest bus stop (Fen Ditton, Blue Lion)
		Sub-indicator: Frequency of Public Transport	---	196 - Less than hourly service
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	+	27 Minutes from Fen Ditton to Cambridge (Fen Ditton, Blue Lion to Cambridge, Drummer Street).
		Sub-indicator: Distance for cycling to City Centre or Market Town	+++	4.26km ACF to Cambridge Market
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0	No capacity constraints identified, safe access can be achieved.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact.