

Assessment of site 40509 against other allocated sites

		Land south of Babraham Road Adjacent to Site H/1:C	Land south of Babraham Road, Sawston	Land at Maarnford Farm, Hunts Road, Duxford	The Moor, Moor Lane, Melbourn	Land at Highfields (phase 2) , Caldecote	Cambridge Biomedical Campus (including Addenbrooke's Hospital)
Site information	Site ID	115728	115912	115857	115979	116254	116259
	HEELA site	40509	OS030	40558	40215	OS281	OS276
	Green Belt	Yes	No	No	No	No	Yes
RAG scores according to HELAA Site Assessments	Suitability	A	A	A	A	A	R
	Adopted Plan	A	A	A	A	A	A
	Flood Risk (25)	A	A	A	A	A	A
	Flood Risk (21)	G	A	G	A	A	
	Landscape	A**	A**	A	G	A	R
	Biodiversity	A***	A	G***	A		A
	Open Space	G	G	G	G	G	G
	Historic Environment	G	G	G	G	G	A
	Archaeology	A	A	A	G	G	A
	Accessibility (25)	A*	G*	A	A	A	G
	Accessibility (21)	A	A	A	A	A	A
	Transport and Roads	A	A	A	G	A	A
	Noise/Vibration	A****	A	A	A	G****	A
	AQMA	G	G	G	G	A	A
	Contamination	A	A	A	A	A	A
Availability	G	G	G	G	G	A	
Summary	Total Red	0*****	0	0	0		2*****
	Total Amber	11	11	10	9	10	11
	Total Green	5	5	6	7	5	2
	Adopted?	No	Yes	Yes	Yes	Yes	Yes
	Relevant Policy?	N/A	S/RSC/SBR	S/RSC/ME	S/RRA/ML	S/RRA/H	S/CBC

Summary The above table shows that site 40509 performs on a par or better than allocated sites, even where these are in the Green Belt. The notes below show that site 40509 has not been assessed equitably and a fair assessment would conclude that the site performs equally or better than allocated sites and should be allocated, especially given the impending delivery of SCETs and the transport hub adjacent to the site and the fact that the landscape team at the Council have confirmed the site is deliverable without harm to the Green Belt's landscape.

Note: Empty boxes indicate that no RAG assessment was recorded.
 * - Accessibility - Sites are adjacent to one another but assessed different
 ** - Landscaping - Sites adjacent to one another, secured the same RAG score but 40509 not allocated due to impact on the Green Belt's openness
 *** - Biodiversity - Sites secured the same assessment summary but different RAG scores
 **** - Noise and Vibration - Sites secured the same assessment summary but different RAG scores
 ***** RAG - Site OS276 performed worse than 40509 with 2 red scores compared to 0 and both in the Green Belt, yet only OS276 allocated