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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025

CHURCH LANE, KINGSTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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The Property Ombudsman

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Plot Area:	0.15 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB264324		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Kingston
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Church Lane, Kingston, Cambridge, CB23***

Reference - 24/1311/TTCA	
Decision:	Decided
Date:	14th November 2024
Description:	
T1 - Silver Birch - Reduce the height by 2.5m and bring the sides in to match. There will be approximately 1.5-2m coming of the sides. T2 -Lawson Cypress - lift over the road to 4.5m due to busses hitting it all the time and clear around multiple phone lines to stop any rubbing	

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Planning records for: ***Kingston Studio Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/0321/15/FL

Decision: Decided

Date: 03rd February 2015

Description:
Change of use from artists studio to residential only

Reference - S/2085/15/DC

Decision: Decided

Date: 21st August 2015

Description:
Discharge of Condition 3 of planning approval S/0321/15 - Hardstanding/Parking Area

Planning records for: ***Chaundlers Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/0455/17/TC

Decision: Decided

Date: 08th February 2017

Description:
(T1) - Lightly prune Variegated Acer (T2) - Pollard Cotoneaster to 2M (T3) - Fell Ash tree (T4) - Coppice two Hazel trees to 1M (T5) - Trim Conifer (T6) - Reduce Robinia to 5M (T7) - Fell Field Maple (T8) - Pollard Hawthorn to 2M (T9) - Reduce Ash tree by 3M and remove lower limb growing over Robinia (T6) (T10) Reduce 4 Silver Birch trees by 20% (T11) Lightly prune Weeping Silver Birch tree

Reference - 21/0880/TTCA

Decision: Awaiting decision

Date: 04th August 2021

Description:
TG3 - fell all trees which are within eight metres of garage to near ground level.

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Planning records for: ***Chaundlers Church Lane Kingston CB23 2NG***

Reference - 20/2340/TTCA

Decision: Decided

Date: 16th November 2020

Description:

We are proposing the following works to help maintain the trees and keep them in the best possible condition and also keep them away from the powerline. T1 - Robinia - reduce height of tree by three metres or less and shape laterals accordingly by two metres or less. T2 - Ash - reduce height of tree by four metres and shape laterals accordingly by two metres. Cut back branches to give a three metre clearance from powerlines.

Planning records for: ***Church Cottage Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/0635/12/FL

Decision: Decided

Date: 23rd March 2012

Description:

Erection of a two storey rear extension & new detached garage.

Reference - S/1442/10

Decision: Decided

Date: 21st September 2010

Description:

Two storey side and rear extension and new detached garage.

Reference - S/1224/17/FL

Decision: Decided

Date: 07th April 2017

Description:

Pitched roof single storey rear extension with gable end facing the back garden.

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Planning records for: ***Church Cottage Church Lane Kingston Cambridgeshire CB23 2NG***

Reference - 22/1388/TTCA

Decision: Decided

Date: 24th November 2022

Description:

T1 Apple - reduce height and sides by 1.5m. Reduce branch back to hedge line by removing 3 metres. Reasons - to maintain light and size of tree.

Planning records for: ***Moat House Farm Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/1927/11

Decision: Decided

Date: 28th September 2011

Description:

Discharge of conditions of applications S/1377/11/LB S/0671/11/LB S/1374/11 and S/0670/1.

Reference - 21/0942/TTCA

Decision: Decided

Date: 02nd August 2021

Description:

T1 Ash - Reduce lower two boughs on stem back to trunk (shown by red line in photo)T2 Walnut - Reduce to 10ft to retain tree following strom damage (shown by red line in photo)T3 Pear reduce crown spread by 30% (shown by red line in photo)

Reference - S/0670/11

Decision: Decided

Date: 04th April 2011

Description:

Extension and Alterations to Dwelling Erection of Outbuilding and Boundary Treatment

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Planning records for: ***Moat House Farm Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/1377/11

Decision: Decided

Date: 07th July 2011

Description:

Internal and external alterations; Create one main bathroom form an ensuite to master bedroom from bedroom 2 form new entrance door to bedroom 4 raise ceiling in master bedroom. Extend staircase to new attic bedroom and ensuite in eastern wing with new window and rooflight. Replace cement render with smooth lime render finish and colourwash.

Reference - S/0671/11

Decision: Decided

Date: 04th April 2011

Description:

Alterations and extension to provide enlarged kitchen with rooflight following demolition of existing extension. Create w.c and cloaks area convert hall to utility remove porch and replace door with window. Remove garden lobby and replace door and windows. Remove partition to create enlarged hall replace window with door and add porch. Replace glazed and timber canopy and replace 2 windows. Attached cart lodge/shed and fences.

Reference - S/1345/11

Decision: Decided

Date: 07th July 2011

Description:

Insertion of window and rooflight and other alterations to dwelling

Planning records for: ***North Farm House Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/1083/13/FL

Decision: Decided

Date: 20th May 2013

Description:

Demolition of existing dwelling and garage and erection of replacement dwelling and garage

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Planning records for: ***North Farm House Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/2092/11

Decision: Decided

Date: 06th December 2011

Description:
Erection of Dwelling Following Demolition of Existing

Planning records for: ***Southcote Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - 20/2265/TTCA

Decision: Decided

Date: 05th November 2020

Description:
Pollarding of Ash Tree - Reducing in height from 15m to 10m Pollarding of Willow Tree - Reducing height of tree from 15m to 10m Both getting too tall

Reference - S/3512/19/TC

Decision: Decided

Date: 07th October 2019

Description:
5 leylandii trees approx. 30 ft. high located in garden of Southcote on boundary of the Dovecote. They now overhang considerably over the garden of the Dovecote and its garage taking light from my neighbour's house and causing disturbance to his satellite TV Signal. We wish to halve their height and remove side branches. Spread now 15ft ? to be reduced to 10ft.

Planning records for: ***Walkers Field Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/2666/13/FL

Decision: Decided

Date: 16th December 2013

Description:
Demoliton of existing sun room replaced with single storey front extension

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Planning records for: ***Walkers Field Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - S/2392/15/DC

Decision: Decided

Date: 30th September 2015

Description:

Application to discharge condition 3 (roof materials) of S/1713/14/FL

Reference - 24/1200/TTCA

Decision: Decided

Date: 22nd October 2024

Description:

T1 and T2 - Crab apple (dead) - Fell to ground level.

Reference - 20/2499/TTCA

Decision: Decided

Date: 30th December 2020

Description:

We are re-turfing and landscaping the rear garden. As part of this work, we propose to the following to tees along the borders T1 - crab apple - reduce height of tree by 2 - 3 metres and shape lateral accordingly. T2 - plum (dead) - fell to ground level. T3 - plum - reduce height of tree by 2 - 3 metres and shape lateral accordingly. T4 - hawthorn - fell to ground level. T5 - elder - fell to ground level. T6 - elder - fell to ground level. T7 - elder - fell to ground level. T8 - pine - fell to ground level. T9 - cherry - reduce height of tree by 2 -3 metres and shape lateral accordingly. T10 - coppice hazel - fell to ground level.

Reference - 20/04036/HFUL

Decision: Awaiting decision

Date: 30th September 2020

Description:

Alterations and replacement of the existing garage roof and removal of an existing tree.

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Planning records for: ***Walkers Field Church Lane Kingston Cambridge Cambridgeshire CB23 2NG***

Reference - 21/0960/TTCA

Decision: Decided

Date: 08th September 2021

Description:

TG3 - fell all trees within the group to near ground level. (Amended)

Reference - S/1713/14/FL

Decision: Decided

Date: 18th July 2014

Description:

Demoliton of existing sun room. Replacement with single storey extension

Reference - 20/2172/TTCA

Decision: Decided

Date: 19th October 2020

Description:

We are proposing the following works to help maintain and keep the trees in the best possible condition. T1 - All trees along right hand boundary to reduce height of trees by two to three metres and shape laterals accordingly. Cut back from road. T2 - Cotoneaster - reduce crown of tree by one metre. T3 - Apple - reduce height of tree by two metres and shape laterals accordingly T4 - Cherry - reduce height of tree by two metres and shape laterals accordingly T5 - Malus - reduce height of tree by two metres and shape laterals accordingly. T6 - Malus - reduce height of tree by two metres and shape laterals accordingly. T7 - Whitebeam - reduce height of tree by two metres and shape laterals accordingly. T8 - Whitebeam - reduce height of tree by two metres and shape laterals accordingly. T9 - Elder - reduce height of tree by three metres and shape laterals accordingly. T10,T11,T12 - Three Apple trees - fell to ground level. T13 - Pear - fell to ground level. T14 - Elder - reduce height of tree by three metres and shape laterals accordingly. T15 - Cut back overhanging branches from neighbouring property by one metre.

Planning records for: ***Walnut Cottage Church Lane Kingston CB23 2NG***

Reference - 21/1536/TTCA

Decision: Decided

Date: 15th November 2021

Description:

T1 Lawson Cypress - fell to near ground level as the tree has moved in recent months and is starting to lean.

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Planning records for: ***Walnut Cottage Church Lane Kingston Cambridgeshire CB23 2NG***

Reference - 23/00400/FUL

Decision: Decided

Date: 30th March 2023

Description:

Proposed replacement agricultural building

Reference - 23/0345/TTPO

Decision: Decided

Date: 30th March 2023

Description:

Walnut T001: Remove back to the main stem the low branch located on the north east aspect with suspected Innonotus hispidus.Reduce the low branch with the cavitation on the northern aspect by up to 1 metre to reduce end weight.Undertake an aerial inspection of the area of loosened necrotic bark on the scaffold limb on the southern aspect to investigate if the wood of the stem has become unsound.Remove all minor deadwood.

Reference - S/3691/19/TP

Decision: Decided

Date: 24th October 2019

Description:

TPO 0005 (1979): T1 - 1x Walnut - Remove major deadwood Prune back low NE limb away from neighbouring house to give circa 1m clearance. Remove vertical epicormic growth within crown (response to previous pruning work) to decongest crown and retain aesthetics. Prune back branch towards chimney stack to give circa 2m clearance and prevent contact.

Planning records for: ***West View Church Lane Kingston Cambridgeshire CB23 2NG***

Reference - 24/1098/TTCA

Decision: Decided

Date: 03rd October 2024

Description:

T1 Magnolia - Reduce height by 1.5m and bring the sides in to match. This will equate to 2m on the roadside as the tree is extremely unbalanced. T2 Box Elder - Reduce height by 2m and bring the sides in to match. Remove deadwood.

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Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

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Cooke Curtis & Co
Testimonials

Testimonial 1

Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2

Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3

Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4

We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

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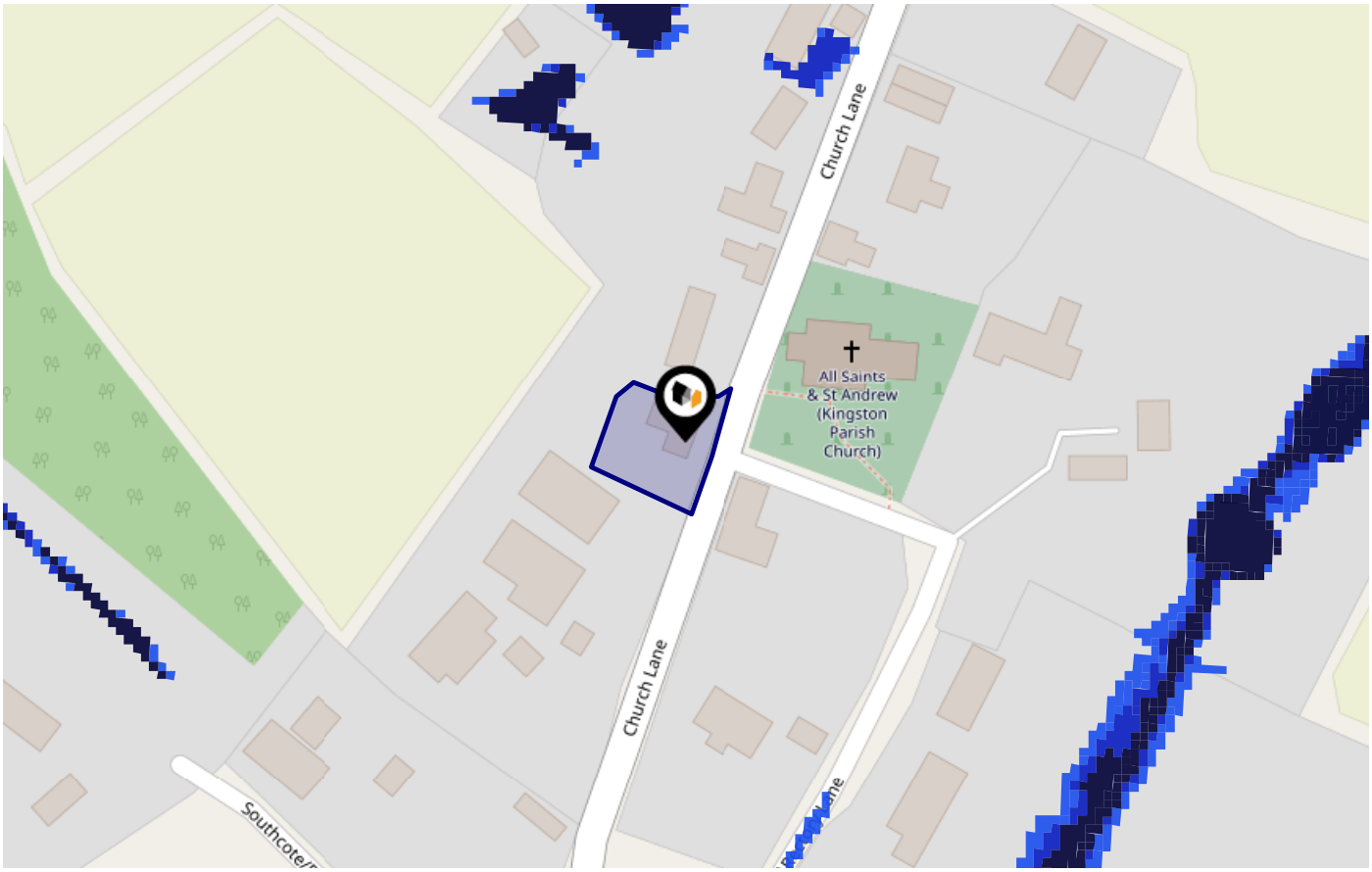
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

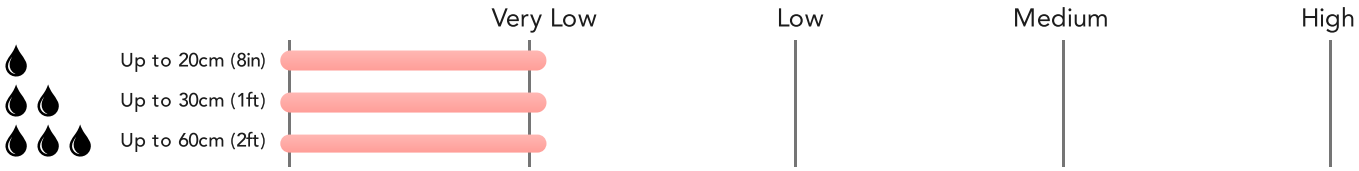


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:



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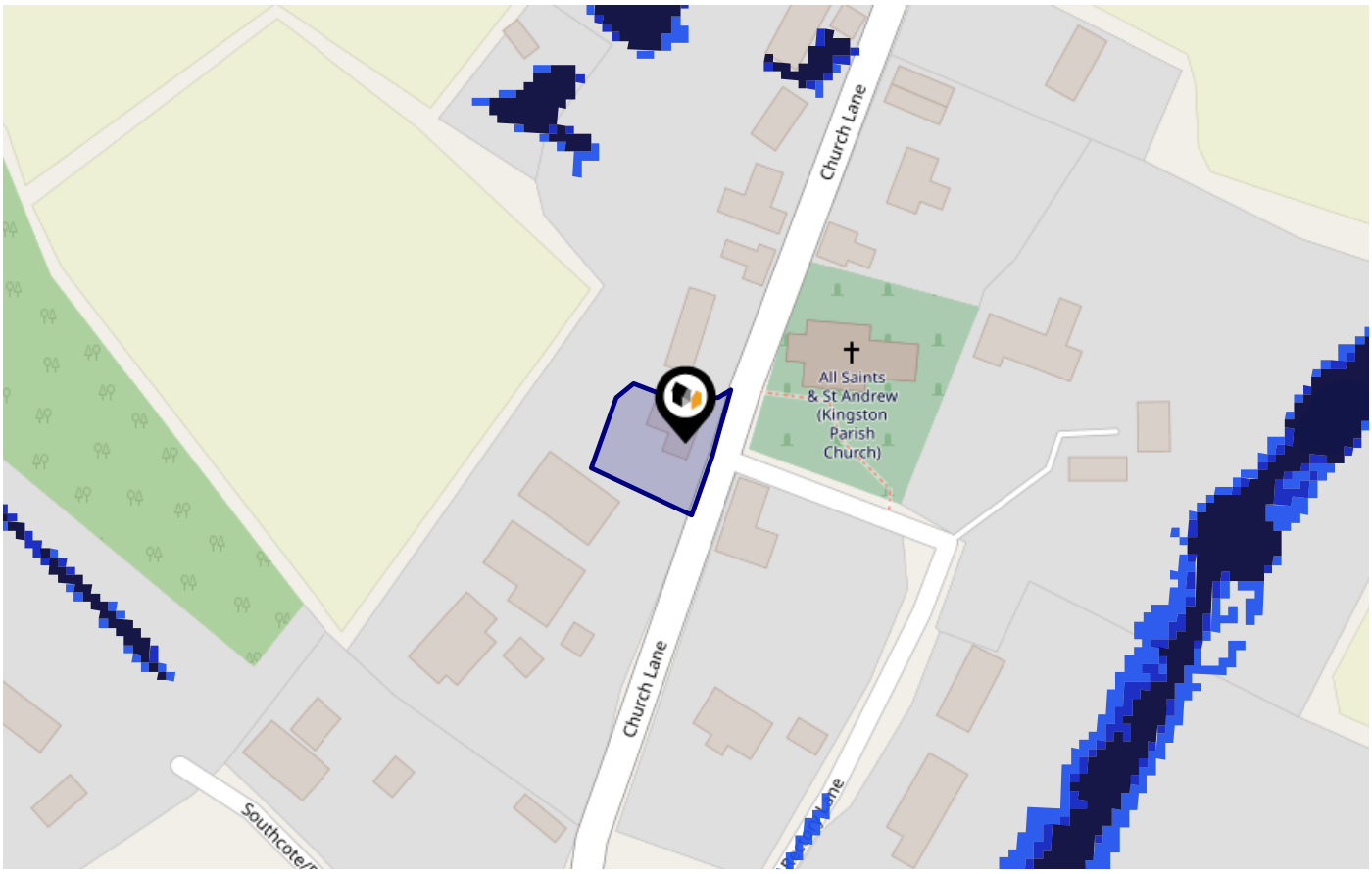
Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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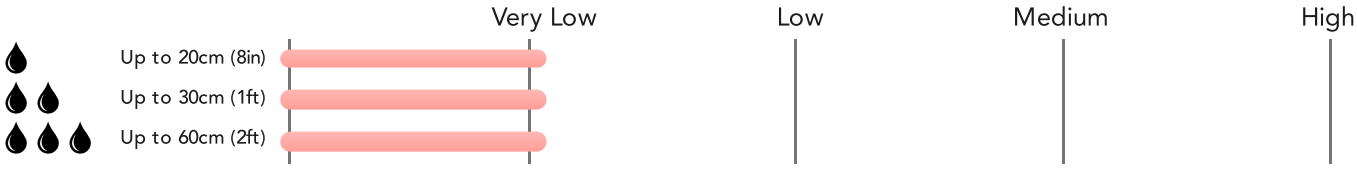
Chance of flooding to the following depths at this property:



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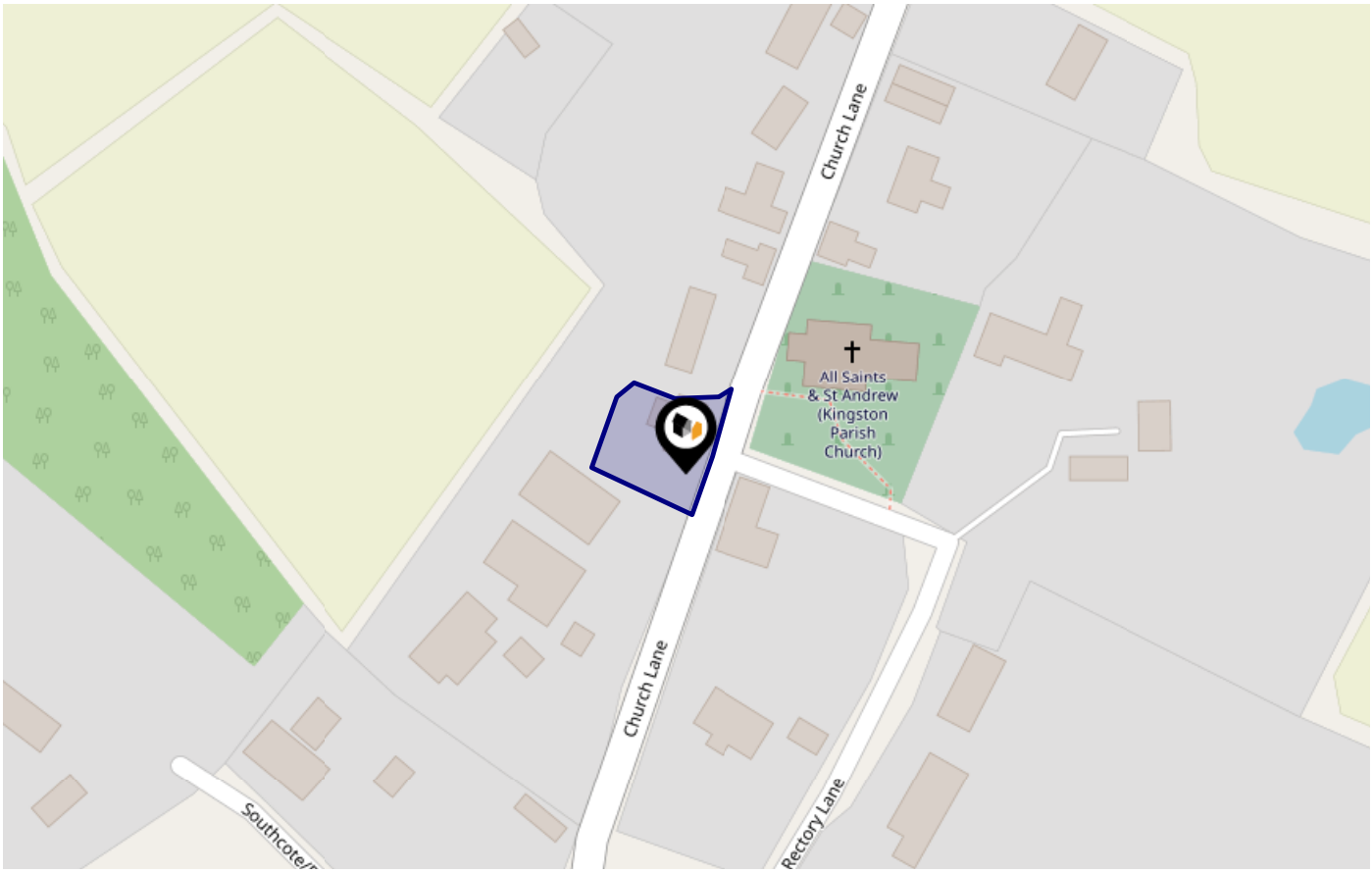
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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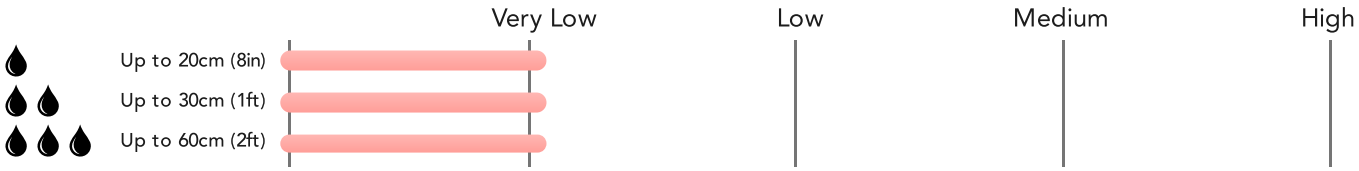

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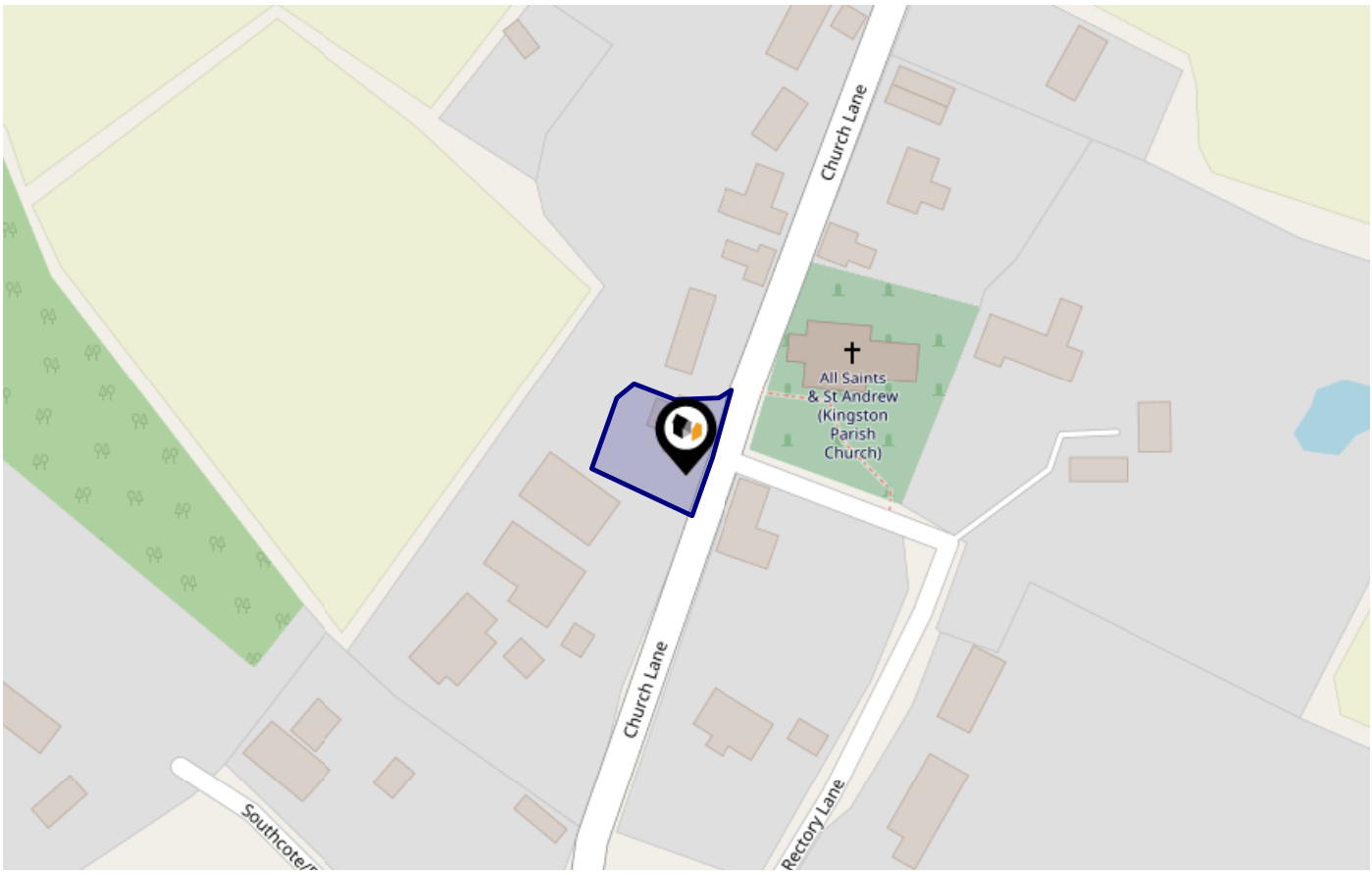
Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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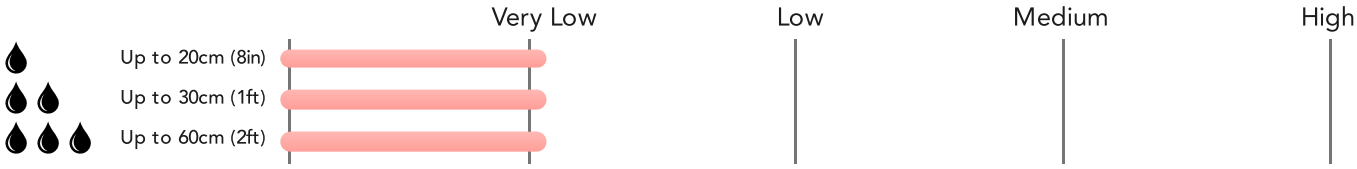

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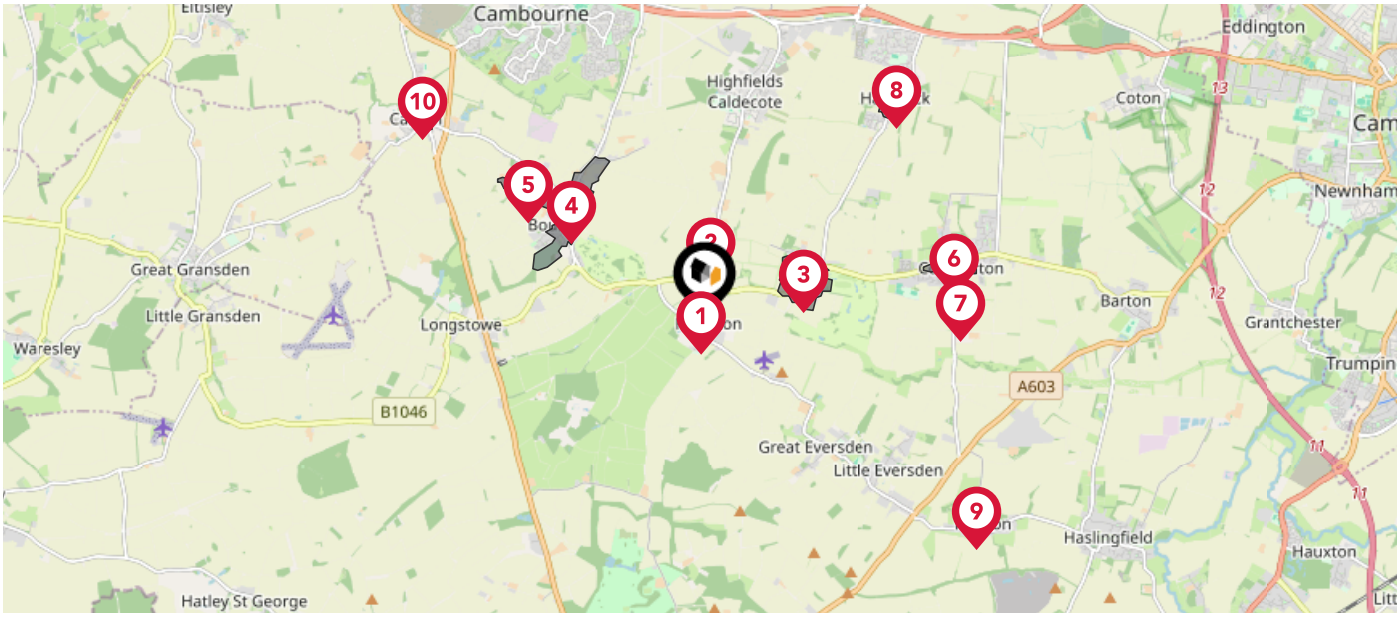
Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Kingston
2	Caldecote
3	Toft
4	Bourn Village and Hall
5	Bourn Caxton End
6	Comberton Village
7	Comberton St Mary's
8	Hardwick
9	Harlton
10	Caxton

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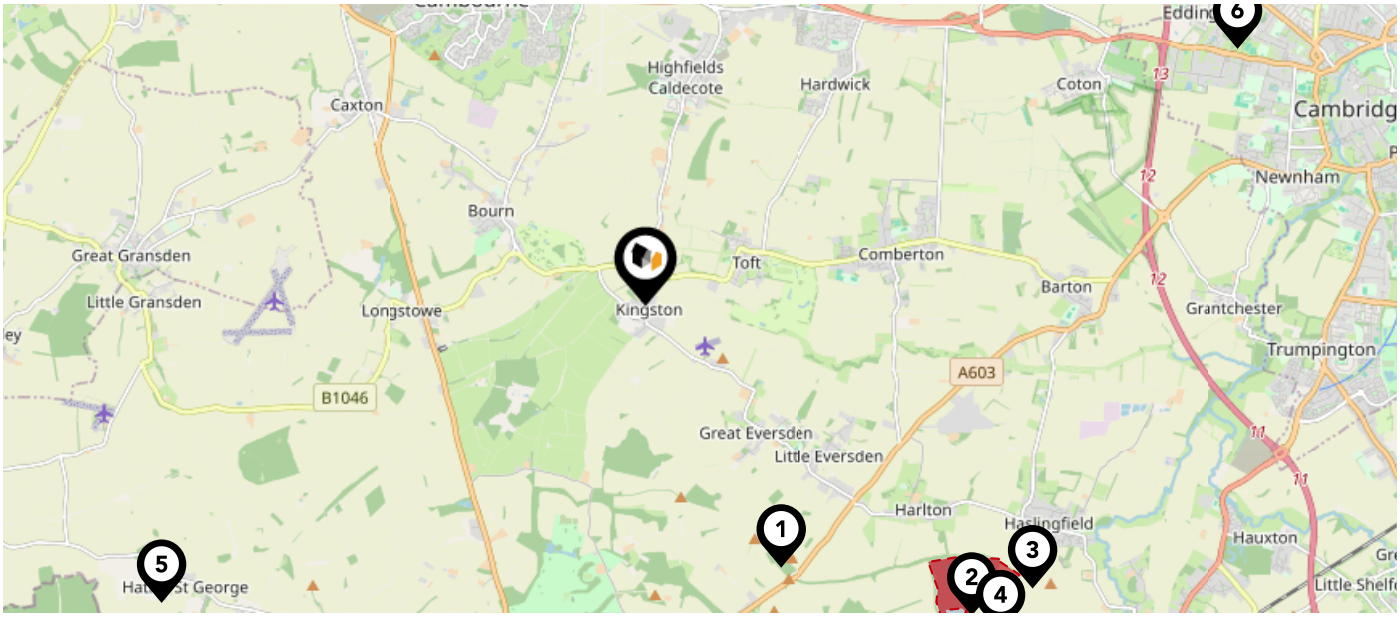
Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	No name provided by source	Active Landfill
3	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
4	Chapel Hill-Barrington	Historic Landfill
5	Hatley Park-Gamlingay Road, Hatley St George	Historic Landfill
6	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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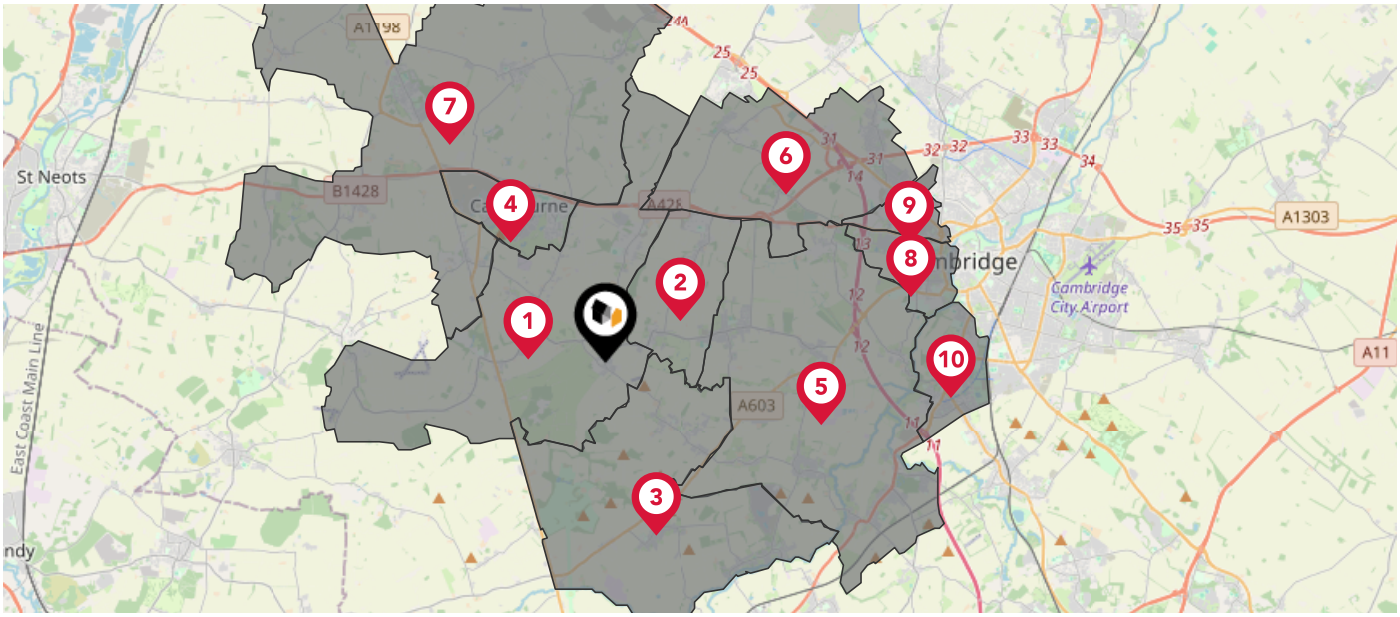
Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Caldecote Ward
2	Hardwick Ward
3	Barrington Ward
4	Cambourne Ward
5	Harston & Comberton Ward
6	Girton Ward
7	Caxton & Papworth Ward
8	Newnham Ward
9	Castle Ward
10	Trumpington Ward

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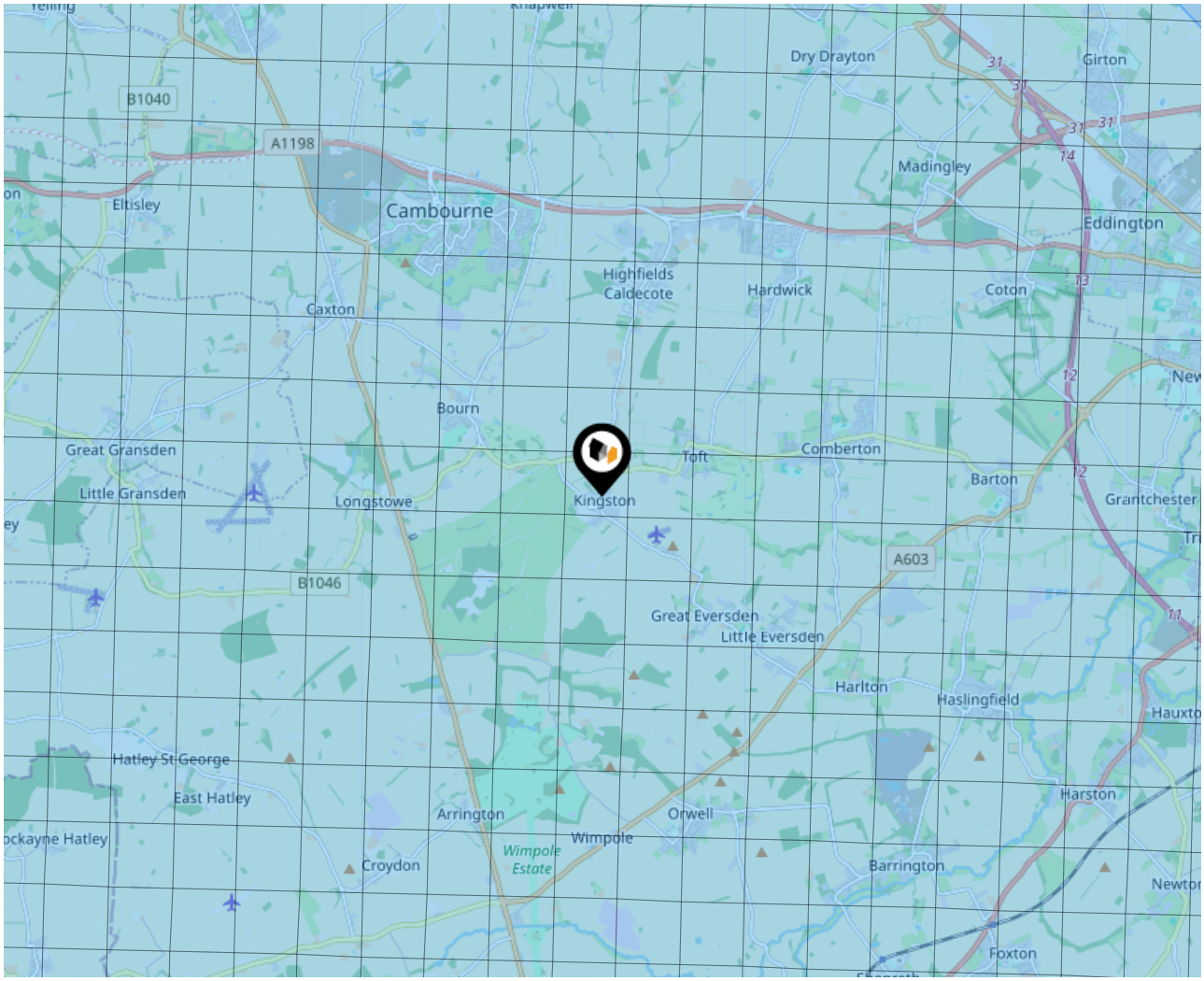
Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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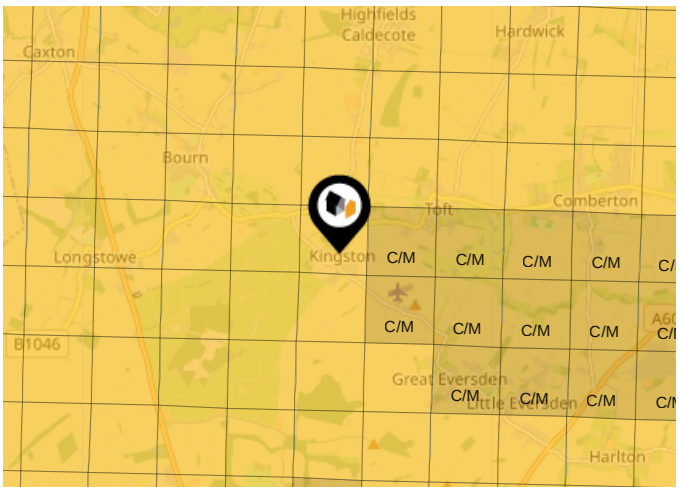
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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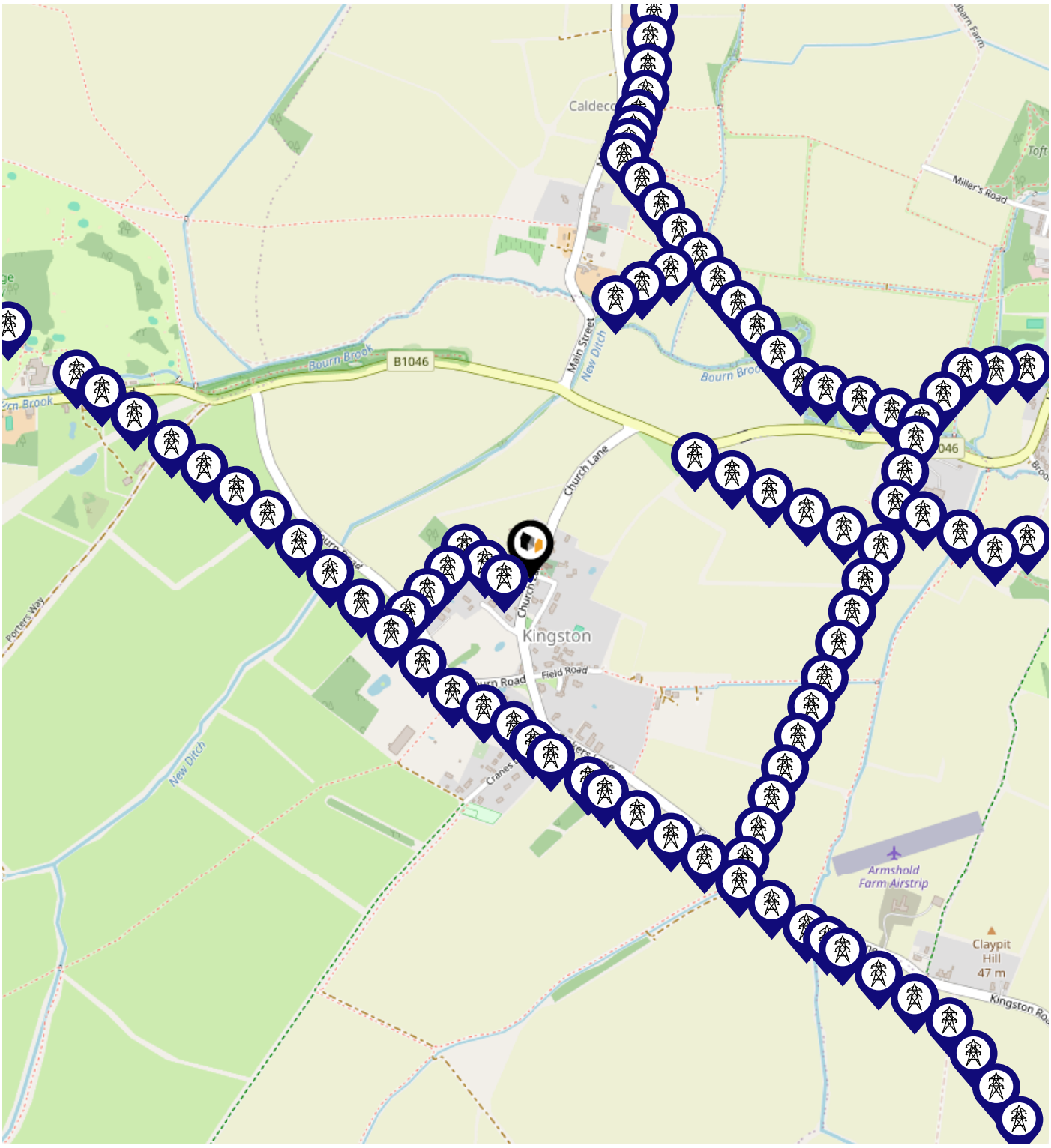
Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

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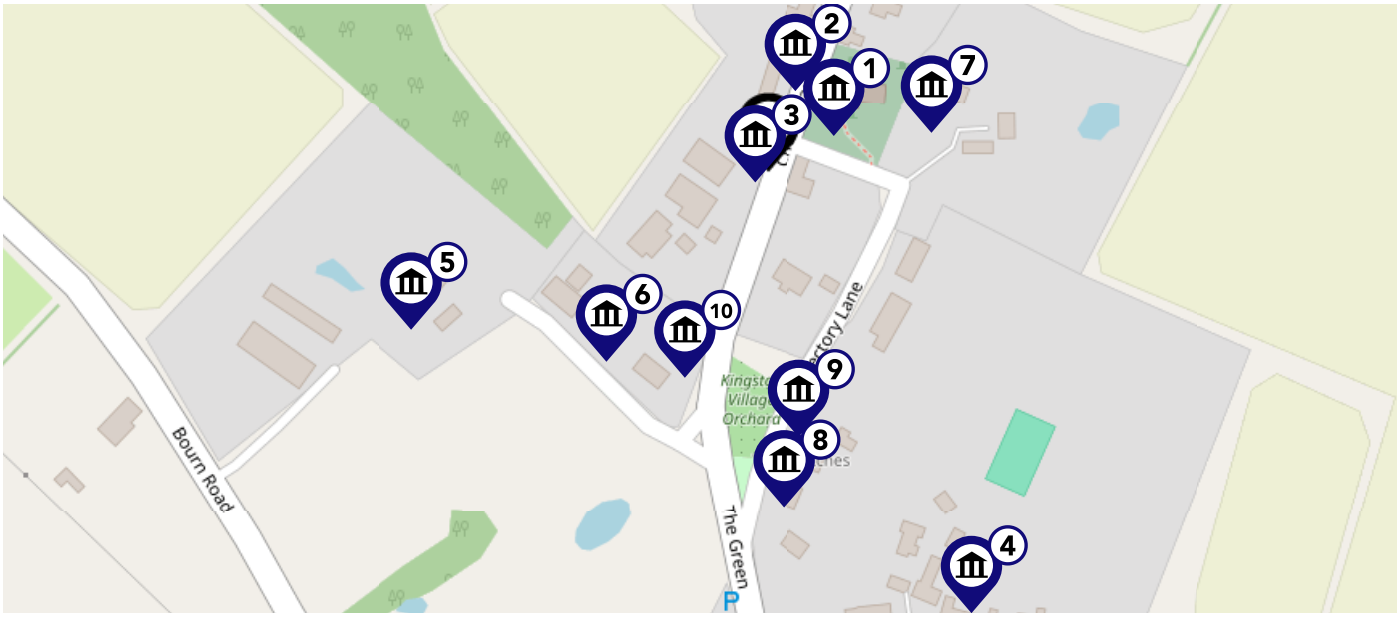
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1127592 - Church Of All Saints And St Andrew	Grade I	0.0 miles
2 1309313 - Elizabeth Cottage Shingled Cottage	Grade II	0.0 miles
3 1127593 - Carey Hill	Grade II	0.0 miles
4 1163137 - Paynes Farmhouse	Grade II	0.1 miles
5 1163070 - Moat House	Grade II	0.1 miles
6 1331196 - Dovecot Cottage	Grade II	0.1 miles
7 1163215 - The Old Rectory	Grade II	0.1 miles
8 1163183 - Thatches	Grade II	0.1 miles
9 1331199 - The Old Post Office	Grade II	0.1 miles
10 1163083 - United Reformed Church	Grade II	0.1 miles

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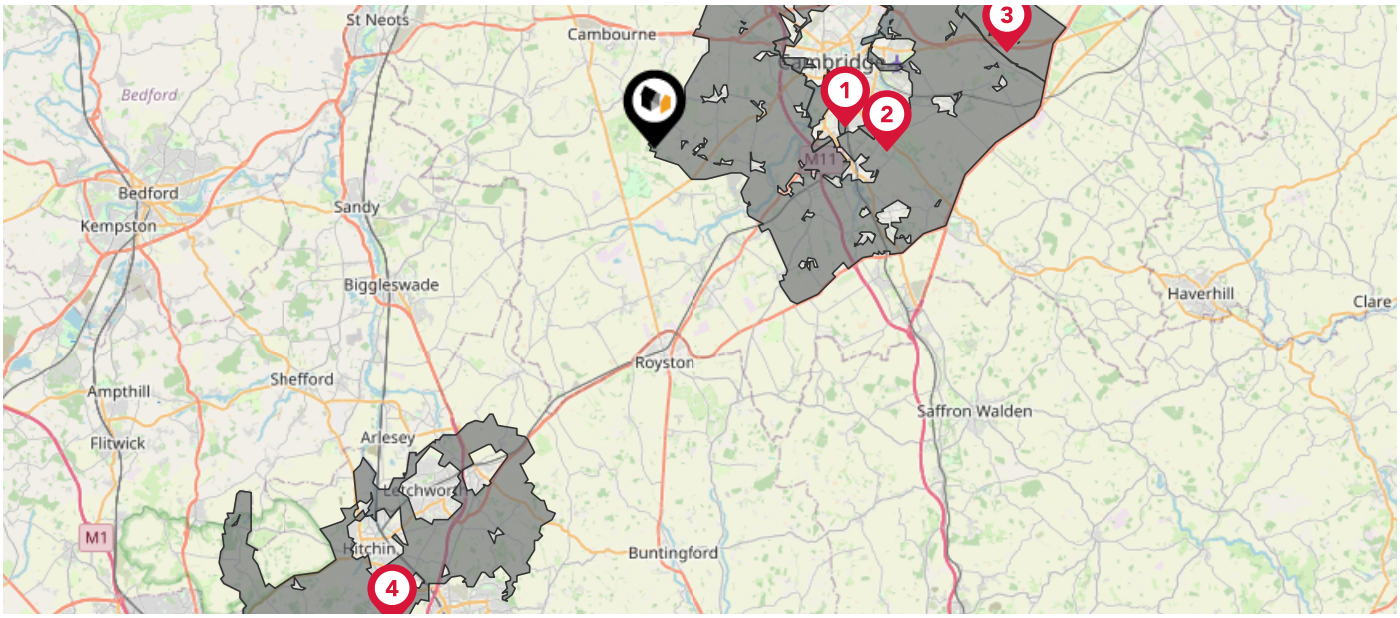
Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire
4	London Green Belt - North Hertfordshire

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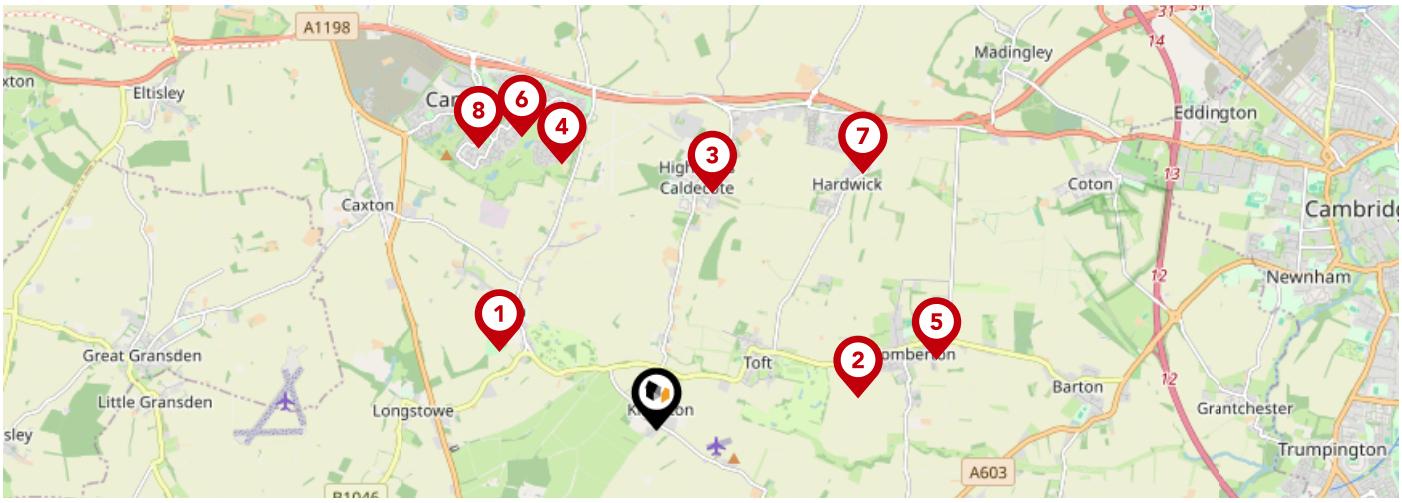
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Bourn CofE Primary Academy Ofsted Rating: Good | Pupils: 208 | Distance:1.58		✓			
2 Comberton Village College Ofsted Rating: Outstanding | Pupils: 1930 | Distance:1.87			✓		
3 Caldecote Primary School Ofsted Rating: Good | Pupils: 203 | Distance:2.2		✓			
4 The Vine Inter-Church Primary School Ofsted Rating: Good | Pupils: 396 | Distance:2.55		✓			
5 Meridian Primary School Ofsted Rating: Good | Pupils: 200 | Distance:2.63		✓			
6 Jeavons Wood Primary School Ofsted Rating: Good | Pupils: 421 | Distance:2.92		✓			
7 Hardwick and Cambourne Community Primary School Ofsted Rating: Good | Pupils: 531 | Distance:2.99		✓			
8 Monkfield Park Primary School Ofsted Rating: Good | Pupils: 408 | Distance:3.02		✓			

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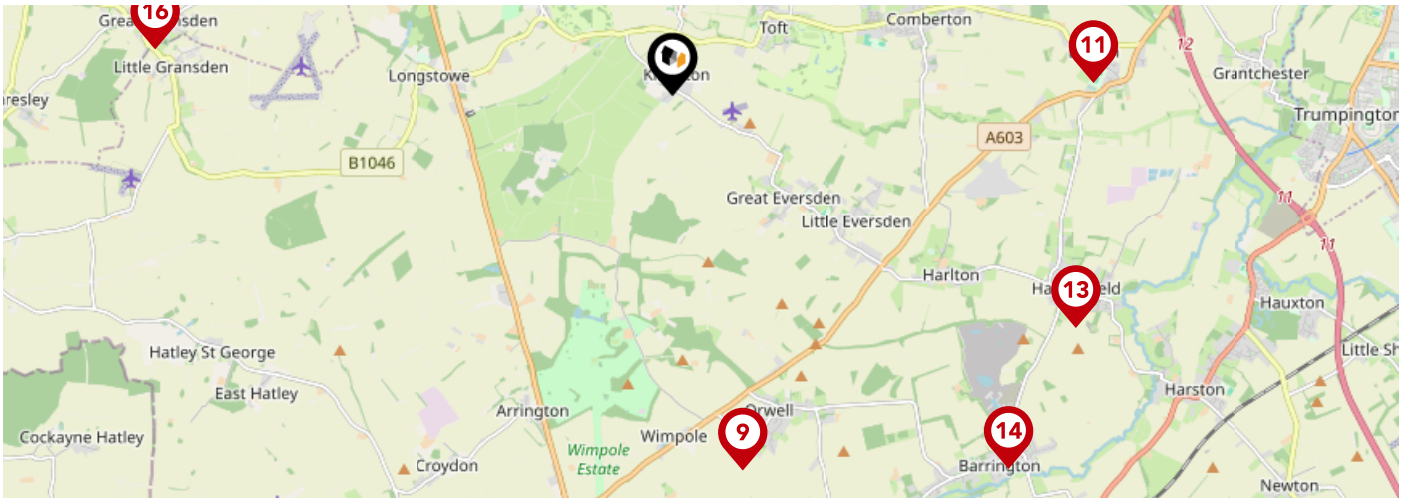
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Petersfield CofE Aided Primary School Ofsted Rating: Good | Pupils: 121 | Distance:3.48		✓			
10 Cambourne Village College Ofsted Rating: Outstanding | Pupils: 1380 | Distance:3.63			✓		
11 Barton CofE VA Primary School Ofsted Rating: Good | Pupils: 112 | Distance:3.83		✓			
12 Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement | Pupils: 106 | Distance:4.21		✓			
13 Haslingfield Endowed Primary School Ofsted Rating: Good | Pupils: 137 | Distance:4.24		✓			
14 Barrington CofE VC Primary School Ofsted Rating: Good | Pupils: 157 | Distance:4.58		✓			
15 Dry Drayton CofE (C) Primary School Ofsted Rating: Good | Pupils: 68 | Distance:4.69		✓			
16 Barnabas Oley CofE Primary School Ofsted Rating: Outstanding | Pupils: 142 | Distance:4.72		✓			

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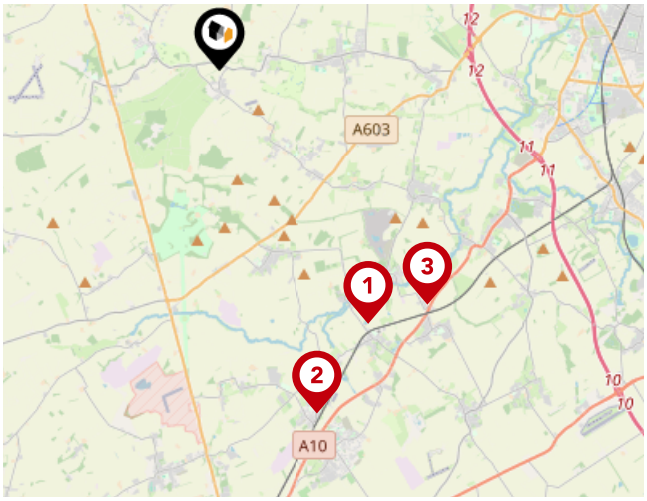
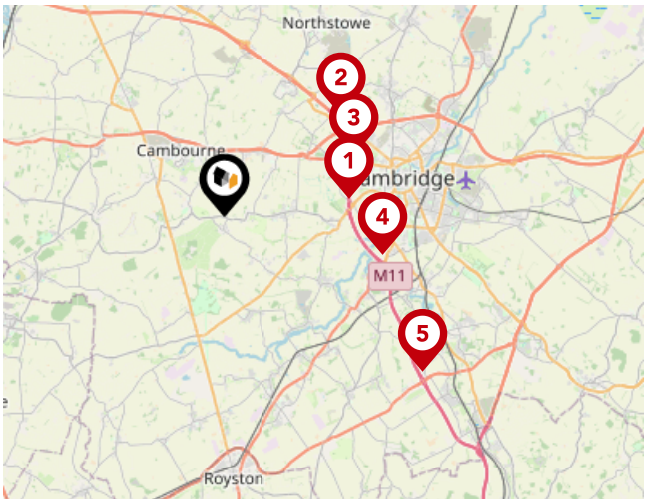
Area
Transport (National)



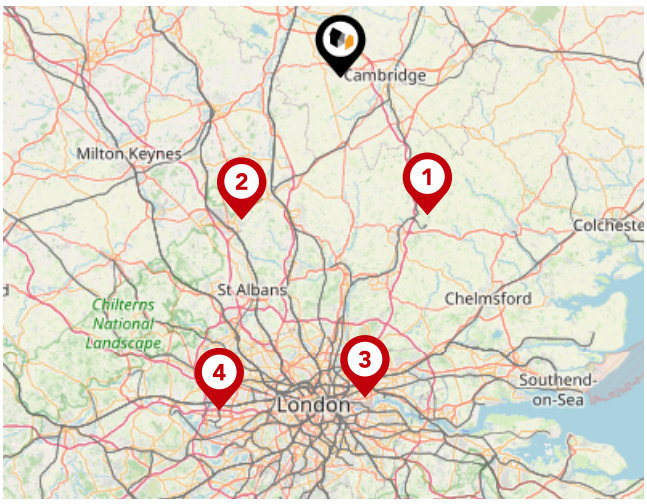
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	5.34 miles
2	Meldreth Rail Station	6.47 miles
3	Foxton Rail Station	5.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	4.61 miles
2	M11 J14	5.63 miles
3	M11 J13	5.19 miles
4	M11 J11	5.96 miles
5	M11 J10	9.21 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.75 miles
2	Luton Airport	25.41 miles
3	Silvertown	46.98 miles
4	Heathrow Airport	52.03 miles

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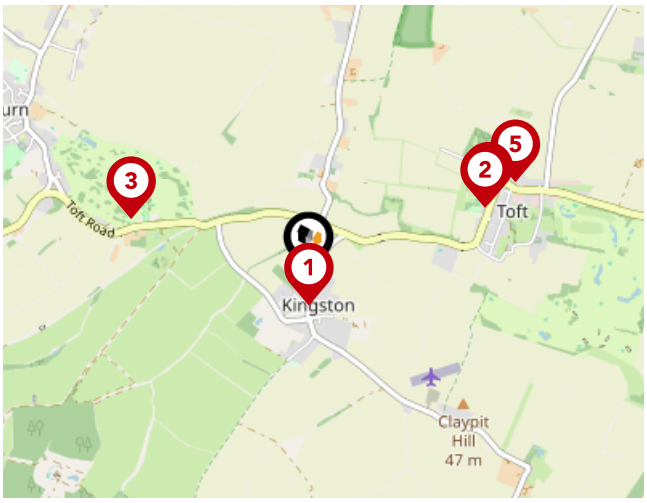
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Field Road	0.14 miles
2	Beldam's Close	0.86 miles
3	Toft Road	0.85 miles
4	Beldam's Close	0.88 miles
5	School Lane	1.03 miles

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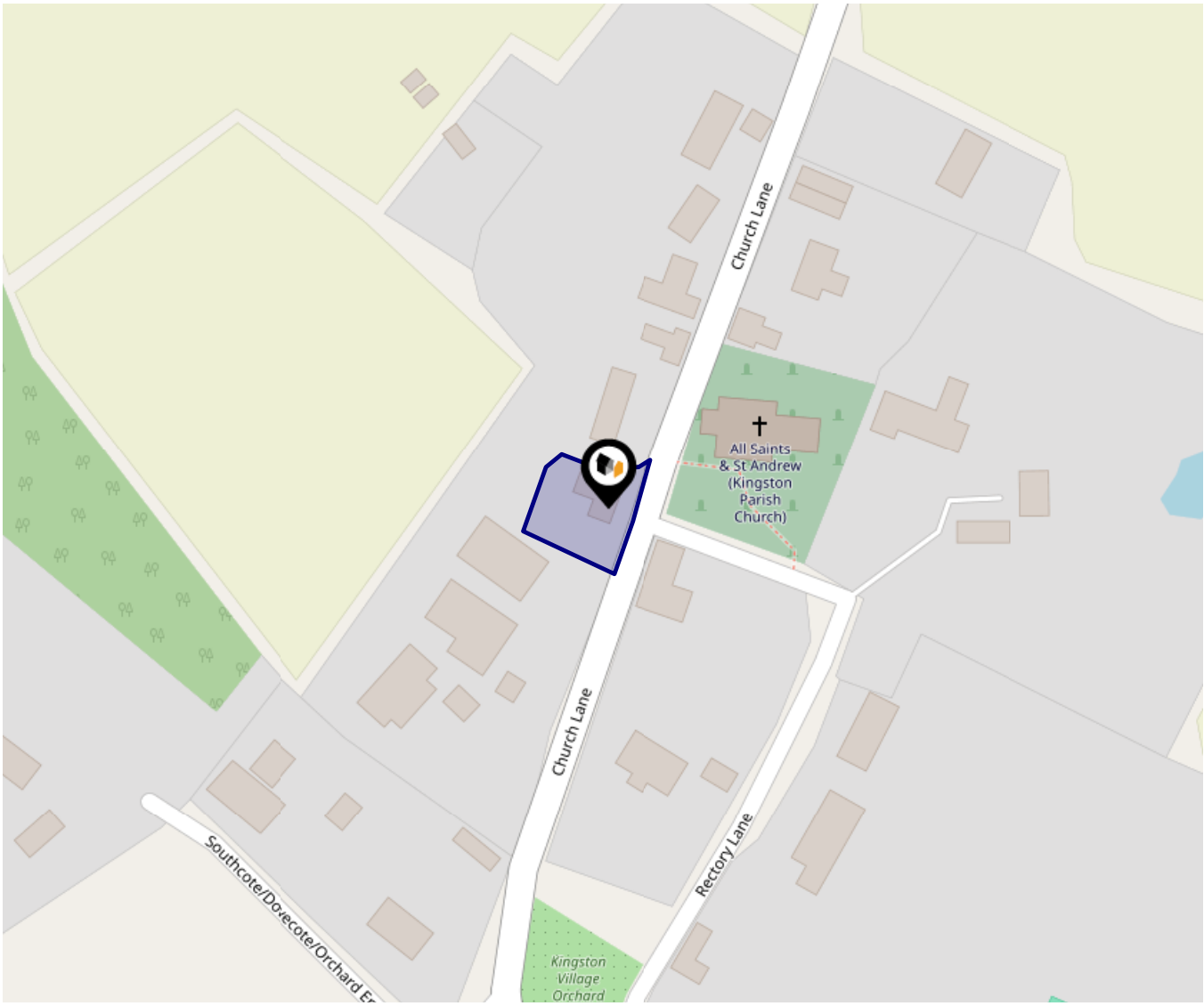
Local Area
Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

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