

CAMBRIDGE LOCAL PLAN – TOWARDS 2031 SOUTH CAMBRIDGESHIRE LOCAL PLAN

Issues And Options 2 Part 1 Joint Consultation On Development Strategy & Site Options on the Edge Of Cambridge –January 2013

Technical Background Document-Part 1



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**Cambridge City Council / South Cambridgeshire District Council
Green Belt Site and Sustainability Appraisal Assessment Pro forma**

The following joint pro forma was used to assess all of the edge of Cambridge sites. This pro forma shows all of the possible scoring categories which were available for each criterion. The comments column provides information about how the sites were scored and who provided comments.

Site Information	Broad Location (Number and Name)
Site reference number(s):	
Site name/address:	
Functional area (taken from SA Scoping Report): <i>City only</i>	
Map:	
Site description:	
Current use(s):	
Proposed use(s):	

Is site at risk from surface water flooding?	R = High risk, A = Medium risk G = Low risk	<i>Take account of scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).</i>
Green Belt		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	<i>See below- Section to be completed by Landscape Architect</i>
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site	<i>Distance measure only. Add bullet point analysis of pros and cons of location in terms of the effects it will have on the compact city and transition from countryside to historic city versus suburbs.</i>
To prevent communities in the environs of Cambridge from merging into one another and with the City.	RR = Very significant impacts R = Significant negative impacts A = Some impact, but capable of mitigation G = No impact	<i>Short description of impact. Assessment pulls across finding from the 2012 Inner Green Belt Boundary Study assessment dealing with importance to separation</i>
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts R = High/medium impacts A = Medium and medium/minor impacts G = Minor and minor/negligible impacts GG = Negligible impacts	<i>Short description of impact. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study assessment dealing with setting.</i>
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views. A = Negative impact from loss or degradation of views. G = No or negligible impact on views	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study dealing with key views.</i>
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation. A = Existing lesser quality edge / negative impacts but capable of mitigation G = Not present, significant opportunities for enhancement.	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study.</i>
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation. A = Existing lesser quality edge / negative impacts but capable of mitigation	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study.</i>

	G = Not present	
Green corridors penetrating into the City	R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation A = Negative impact from loss of land forming part of a green corridor, but capable of mitigation G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study.</i>
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	RR = Very significant negative impacts incapable of satisfactory mitigation R = Significant negative impacts incapable of satisfactory mitigation A = Negative impacts but capable of partial mitigation G = No impacts or minor impacts capable of mitigation	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study.</i>
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation A = Negative impacts but capable of partial mitigation G = No impacts or impacts capable of mitigation	<i>Short description. Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study.</i>
Overall conclusion on Green Belt	RR = Very high and high impacts R = High/medium impacts A = Medium and medium/minor impacts G = Minor and minor/negligible impacts GG = Negligible impacts	<i>Assessment pulls across findings from the 2012 Inner Green Belt Boundary Study. Using 5 bands allows a finer grained appreciation of importance/significance of site in relation to GB purposes and functions. It also potentially allows more choices to be made concerning balancing sustainable development with impact on the Green Belt.</i>
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible	<i>Ecologist to complete.</i>

	impacts	
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted or impacts are capable of mitigation G = Site is not on or adjacent to a SAM	<i>Conservation Officers to complete.</i>
Would development impact upon Listed Buildings?	R = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	<i>Conservation Officers to complete. Identify grade of buildings affected (Grade 1,2, 2*).</i>
Part B: Deliverability and other constraints		
Criteria	Performance	Comments
Is there a suitable access to the site?	R = No A = Yes, with mitigation G = Yes	<i>Cambridgeshire County Council Highways to provide details.</i>
Would allocation of the site have a significant impact on the local highway capacity?	R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	<i>Cambridgeshire County Council Highways to provide details.</i>
Would allocation of the site have a significant impact on the strategic road network capacity?	R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	<i>Highways Agency to provide details.</i>
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes major impact A = Some impact G = No impact	
Are there any known legal	R = Yes	<i>For example, multiple</i>

issues/covenants that could constrain development of the site?	G = No	<i>owners, ransom strips, covenants, existing use agreements etc</i>
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	<i>Beyond plan period, or construction likely to start first 5 years, or within 5-19 years</i>
Would development of the site require significant new / upgraded utility infrastructure?	R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient	<i>From SHLAA data or statutory undertakers for electricity, gas, mains water, mains sewerage. Look at whether development is supportable from existing network.</i>
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	<i>Cambridgeshire County Council Education Department to provide details eg After allowing for surplus school places, the development of a site of this size would be likely to have to make provision for new primary school education, and possibly in combination with other sites, for secondary school education.</i>
Is the site allocated or safeguarded in the Minerals and Waste LDF?	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	<i>Cambridgeshire County Council Minerals and Waste team to provide details.</i>
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ G = Site is not within the PSZ or SZ	<i>Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. If Amber include height restriction in comments.</i>

Level 2

Accessibility to existing centres and services

Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	R = >800m A = 400-800m G = <400m	<i>From GIS – 400 and 800m distances as the crow flies from the edge of the defined</i>

		<p><i>centres.</i></p> <p><i>District and Local Centres in City as defined in Cambridge 2006 Local Plan. If adjoining centres at Girton, Histon & Impington, Fulbourn and Great Shelford (See GIS layer from SCDC for village centre) are closer measure distance to these places.</i></p> <p><i>Sites big enough to generate a need for one or more primary schools can be assumed to also provide their own small centre and be scored no worse than an A.</i></p>
How far is the nearest health centre or GP service in Cambridge?	<p>R = >800m</p> <p>A = 400-800m</p> <p>G = <400m</p>	<i>From GIS</i>
Would development lead to a loss of community facilities?	<p>R = Development would lead to the loss of one or more community facilities incapable of appropriate mitigation</p> <p>G = Development would not lead to the loss of any community facilities or appropriate mitigation possible</p>	<i>From GIS</i>
How well would the development on the site integrate with existing communities?	<p>R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses</p> <p>A = Adequate scope for integration with existing communities</p> <p>G = Good scope for integration with existing communities / of sufficient scale to create a new community.</p>	<i>Having regard to size and location in relation to distance from existing facilities consider how new development might enhance existing provision or add to pressures on existing.</i>
How far is the nearest secondary school?	<p>R = >3km</p> <p>A = 1-3km</p> <p>G = <1km or non-housing allocation or site large enough to provide new school</p>	<p><i>From GIS</i></p> <p><i>Name the school. National standards require free school transport for specified groups of pupils if over 2 miles (3.2 km from home to school). Sites big enough to generate a need for a secondary school can be assumed to provide one and be scored as a G.</i></p>
How far is the nearest primary school?	<p>City preference:</p> <p>R = >800m</p>	<p><i>From GIS</i></p> <p><i>Name the school. Sites big</i></p>

	<p>A = 400-800m G = <400m or non-housing allocations or site large enough to provide new school</p> <p>SCDC:</p> <p>R = >3km A = 1-3 km G = <1km or non housing allocation or site large enough to provide new school</p>	<p><i>enough to generate a need for a primary school can be assumed to provide one and be scored as a G.</i></p>
<p>Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?</p>	<p>R = Significant negative effect A = Negative effect G = No effect or would support the vitality and viability of existing centres</p>	<p><i>Assessment as to whether the development would help to support facilities in an existing centre in Cambridge, depending upon proximity to existing centres and 'health' of existing centres. Alternatively if a site can provide its own facilities, it will be serving its own population and would not have an impact on the existing hierarchy, assuming that any new centres would be in proportion to the size of the new development.</i></p>
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
<p>Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).</p>	<p>R=Yes G=No</p>	<p><i>If partial loss on site score R and explain in comments what area involved</i></p>
<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?</p>	<p>R=No G=Yes</p>	<p><i>May not be able to fill in at moment.</i></p> <p><i>The site owner must provide details of how this can be achieved so it may be completed later in process or on site forms from landowners.</i></p> <p><i>Areas of playing field which officers consider are needed should be named along with the land area required to be replaced in an alternative location.</i></p>

<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space / outdoor sports facilities and achieve the minimum standards of onsite public open space (OS) provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R= No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards.</p>	<p><i>Includes all types of public open space and outdoor sports facilities. Use a GG entry when this opportunity has been identified in a SHLAA submission or where such provision could connect existing open spaces or utilise significant areas of land in Flood Zones 2 or 3.</i></p> <p><i>The site owner must provide details of how onsite provision will be provided where there are doubts over onsite provision, especially in wards with existing OS deficiencies.</i></p>
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p><i>From GIS</i></p> <p><i>City centre, established business estates and key office locations and local centres in City as defined in ELR</i></p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p><i>From GIS</i></p> <p><i>Retained business estates, office locations and other portfolio sites defined in ELR</i></p>
<p>Would allocation result in development in deprived areas of Cambridge?</p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p><i>From GIS</i></p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets</p>	<p><i>From GIS</i></p> <p><i>Based upon the assessment which has been made by the City, using HQPT definition in</i></p>

	<p>requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p><i>the Cambridge Local Plan. Based on a map of main roads where they have been classified using these categories. Buffers will be on the map supplied so the comment will describe how far the site is from these categories of service eg site is 400m from HQPT on Hills Rd and 600m from amber route on XXX Rd</i></p>
<p>How far is the site from an existing or proposed train station?</p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p><i>From GIS</i></p> <p><i>From approximate centre of site to proposed Science Park Station or Cambridge Station (state which).</i></p>
<p>What type of cycle routes are accessible near to the site?</p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. A = Medium quality off-road path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p><i>Describe in commentary. City Cycling Officer to complete taking into account speed of traffic and accident records and width of facility and nature of any sharing with pedestrians.</i></p>
<p>SCDC Would development reduce the need to travel and promote sustainable transport choices:</p>	<p>RR = Score 0-4 from 4 criteria below R = Score 5-9 from 4 criteria below A = Score 10-14 from 4 criteria below G = Score 15-19 from 4 criteria below GG = Score 19-24 from 4 criteria below</p>	<p><i>SCDC to complete for edge of City Sites</i></p>
<p>SCDC Sub-indicator: Distance to a bus stop / rail station</p>	<p>Within 400m (6) Within 600m (4) Within 800m (3) Within 1000m (2) Beyond 1000m (0)</p>	<p><i>SCDC to complete for edge of City Sites</i></p>
<p>SCDC Sub-indicator:</p>	<p>10 minute service or better</p>	<p><i>SCDC to complete for edge</i></p>

Frequency of Public Transport	(6) 20 minute service (4) 30 minute service (3) 60 minute service (2) Less than hourly service (0)	<i>of City Sites</i>
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6) Between 21 and 30 minutes (4) Between 31 and 40 minutes (3) Between 41 and 50 minutes (2) Greater than 50 minutes (0)	<i>SCDC to complete for edge of City Sites</i>
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6) 5-10km (4) 10-15km (3) 15km + (2) 20km + (0)	<i>SCDC to complete for edge of City Sites</i>
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>
Would the development of the site result in an adverse impact/worsening of air quality?	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>
Is there possible contamination on the site?	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period	<i>Environmental Health to complete and consider scope for appropriate mitigation</i>

	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	R = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	<i>From GIS</i> <i>There is only one site in the City off Fen Causeway</i>

Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	<i>From GIS and Conservation Officers</i>
Would development impact upon a Conservation Area?	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	<i>From GIS and Conservation Officers</i>
Would development impact upon buildings of local interest (Cambridge only)	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable	<i>From GIS and Conservation Officers</i>

	of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity G=No known archaeology on site or in vicinity	<i>County Archaeology staff to complete comments.</i>

Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	R = Significant loss (20 ha or more) of grades 1 and 2 land A = Minor loss of grade 1 and 2 land G = Neutral. Development would not affect grade 1 and 2 land.	<i>From GIS</i>
Would development make use of previously developed land (PDL)? (CITY)	R = No G = Yes	<i>From Arial photos</i>
Would development make use of previously developed land (PDL)? (SCDC)	A=No G=Yes	
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	<i>From GIS and Ecologist</i>
Does the site offer opportunity for green infrastructure delivery?	R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure	<i>Ecologist to complete</i>
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but	<i>Ecologist to complete</i>

	capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	<i>From GIS and Tree Officer</i>
Any other information not captured above?		
Conclusions		
Cross site comparison	<i>What is this?</i>	
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	<i>Add brief commentary here</i>
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	<i>Add brief commentary here</i>
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	<i>Add brief summary</i>
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites with an overall conclusion of A or G will be taken forward for viability assessment by consultants.</i>

Site Assessments of Site Options in the Green Belt (sites for consultation)

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7- Land Between Babraham Road and Fulbourn Road
Site reference number(s): CC930	
Site name/address: Site Option GB1 Land north of Worts' Causeway	
Functional area (taken from SA Scoping Report): South Cambridge	
Map:	
<p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730</p>	
Site description: Arable open fields, meadow, and farm buildings north of Worts Causeway.	
Current use(s): Farm buildings & Agriculture	
Proposed use(s): Residential	
Site size (ha): 7.33ha Cambridge: 7.33 ha SCDC 0.00ha Assumed net developable area: 5.88 ha (assuming 75% net)	
Assumed residential density: 45dph	
Potential residential capacity: 247	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?: Yes/No	
Site origin: Green Belt Site Assessment 2012	

Relevant planning history:

Cambridge Local Plan Inspectors Report 2006:
Omission Site No.5 - Netherall Farm (south-west corner of Site CC911) - The Inspector rejected the inclusion of the site because

- It is a large area of open land within Green Belt, outside built up area which was not needed for housing supply.
- He also raised the importance of several views and setting of the City, and lack of screening.
- It was also said to not have the advantages of the Southern Fringe, and not related to Addenbrookes to justify it.

The Inspector did however say the site is a sustainable location with respect to access to services and employment and no objections on infrastructure grounds or difficulties with building communities.

No relevant planning applications for residential use

Conformity with the Council's Sustainable Development Strategy (SDS)

Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: Site in Flood risk zone 1
Is site at risk from surface water flooding?	A = Medium risk	Amber: Significant site regarding surface water flooding as runoff contributes to surface water flooding of the existing built environment. Current scheme could potentially offer a solution and flood risk management benefit, but may impact on achievable densities as great level of green infrastructure required.

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Impact on Green Belt purposes could be limited if development on this site were restricted to 2-storey and include landscape buffer areas.

To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site under 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	G = No impact	Green: There would be no coalescence issues related to this site.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: The setting of the City could be maintained if develop were restricted to 2-storey and include landscape buffer areas.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: Views of the site from the west are partially screened by existing vegetation to the west of the site.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: There is a lesser quality existing soft green edge to Beaumont Road (garden boundaries) which could be replicated and improved to the west of the site.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a recognised green corridor
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Green: The proposed development would not affect Green Belt villages
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The landscape is rural (agricultural) but has a strong urban edge. Opportunity to mitigate.
Overall conclusion on Green Belt	A = Medium and medium/minor impacts	Amber: Although development of the site would negatively affect Green Belt purposes there would be opportunities to mitigate.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments

Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: There is no known SAM on this site
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 150ft (45.7m) in height. Top of site within no erection of buildings, structures and works exceeding 50ft (15.2m) in height

Is there a suitable access to the site?	G = Yes	Green: The site has the benefit of direct frontage to the adopted public highway. The bus gate which operates in the rush hour might have to be moved further along Worts Causeway to allow access to and from this site at this time of day.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p> <p>Any development would need to consider the existing bus gate on Worts Causeway. The development surrounds Cherry Hinton Road/ Limekiln Hill Road and these existing adopted public highways may require improvement/ alterations to accommodate the additional traffic movements. The hospital roundabout is an accident cluster site, which will need to be considered along with the impact on Granhams Road/Babraham Road junction. County Council are currently updating the trip rate formulas.</p>
Would allocation of the site	A = Insufficient capacity.	Amber:

<p>have a significant impact on the strategic road network capacity?</p>	<p>Negative effects capable of appropriate mitigation.</p>	<p>Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>A = Some impact</p>	<p>Amber: Yes, this site could be part of a larger site with Site CC911.</p> <p>The inclusion of additional land might also maximise development opportunities and provide a better</p>

		opportunity for the formation of a sustainable community. However, it is not likely that the development of this site alone would unduly prejudice other sites because of various existing access roads in the area.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: No
Timeframe for bringing the site forward for development?	A = Start of construction between 2017 and 2031	Amber: SHLAA Call for Sites 2011 –submission on behalf of developer/ landowner - The first dwellings to be completed on site 2011-16. This comment relates to the whole of SC911. Confirmation is required regarding this part of the site and whether it will form part of a much larger site. Not clear which part will be brought forward first in 2011-16 therefore Amber score to reflect possible delay to delivery.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: The site is within 400-800m (as the crow flies) of Wulfstan Way local centre.
How far is the nearest	A = 400-800m	Amber: Site is between 400

health centre or GP service in Cambridge?		and 800m from nearest health centre or GP service.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No
How well would the development on the site integrate with existing communities?	G = Good scope for integration with existing communities	Green: Good scope to integrate with existing communities through good design connectivity and appropriate community provision to aid integration possibly in conjunction with site CC929 to the south.
How far is the nearest secondary school?	G = <1km or non-housing allocation or site large enough to provide new school	Green: Approximately 80% of site is within 1km from nearest secondary school with the remainder between 1 and 3kms.
How far is the nearest primary school?	City preference: R = >800m SCDC: A = 1-3 km	Red: Approximately 60% of site is between 400 and 800m from nearest primary school with Green: Good scope to integrate with existing communities through good design connectivity and appropriate community provision to aid integration possibly in conjunction with site CC930 to the north.the remainder beyond 800m.
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Wulfstan Way, which is a relatively small Local Centre and greater than 800m away. Additional population at this site may help to further support this relatively small Local Centre, although it is further than 800m away.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy	R=Yes	Red: There is approximately 0.5ha of semi-natural green space of environmental importance on site.

SF/9? (excluding land which is protected only because of its Green Belt status).		
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: Assuming area of POS is removed from the site, no obvious constraints that prevent the remainder of site providing full on-site provision.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: The site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Queen Edith's LSOA 7995: 3.99
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	G = High quality public transport service	Green: Part of site is within 400m from a bus route. Service does meet the requirements of a high quality public transport (HQPT).
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is greater than 800m from either an existing or proposed train station.
What type of cycle routes	R = No cycling provision or	Red: Although the link along

are accessible near to the site?	a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	Worts Causeway would be quiet at morning peak if the rising bollards remain, the traffic volumes in the evening peak could be quite high on this road with no cycling provision. A solution to mitigate this could be to extend the access restriction to the evening as well as morning peak.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 600m (4)	Babraham Park and Ride (99 service)
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Babraham Park and Ride (99 service)
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Less than 20 minutes (6)	16 minutes – (Cambridge, Red Cross Lane – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	3.33km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: The site is not within the Air Quality Management Area and more than 1,000 metres from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber. An air quality assessment would be required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Frontage will be the noisiest part of the site from the road. If existing farm is to remain noise from plant at farm may affect proposed residential. Some uses particularly industrial could affect existing residential. Noise assessment and potential noise mitigation needed.
Are there potential light pollution problems if the site	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of

is developed, as a receptor or generator?		view the light impact from development would require assessment in the ES but could be fully mitigated. Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects for residential use
Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: A contamination assessment is required. The site has been used for agricultural purposes.

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: No

Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest (Cambridge only)	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative	Amber: Yes. Netherhall Farm House and its outbuildings are all Buildings of Local Interest.

	impacts capable of appropriate mitigation	If the site were to come forward, any development would have to be sympathetic to the scale and massing of the site to ensure that the special interest of the existing buildings was not lost.
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Netherhall Farm. A pre-development archaeological survey should be required.

Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land	Amber: Approximately half (3.4ha) of site on Grade 2 land with the remainder on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No

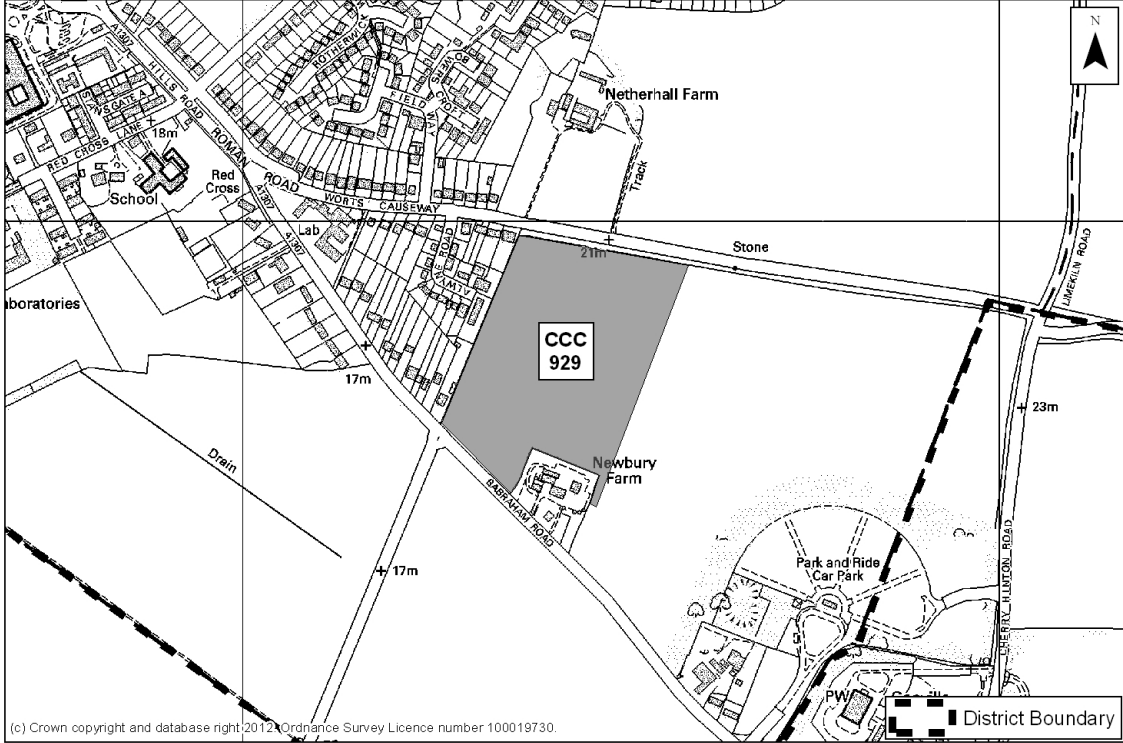
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Site includes Netherhall Farm Meadow which is a valuable County Wildlife Site, and Worts Causeway Protected Roadside Verge. Meadow site potentially vulnerable if changes to existing management are proposed. Scope for some reconfiguration and mitigation. Potential to create chalk / neutral grassland and perhaps a GI enhancement. Need to reduce developable site area from 7.84ha to 7.33ha to allow for appropriate mitigation
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: If Netherhall Farm Meadow is removed from the development site. Site identified in the Cambridgeshire Green Infrastructure Strategy 2011. Potential to be

		beneficial if limited development could deliver wider GI vision for the area.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation	Amber: If Netherhall Farm Meadow is removed from the development site. As with other arable sites this area is likely to support declining farmland bird species such as Grey partridge and Corn Bunting
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: Site does not contain or adjoin any protected trees
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: -Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -Less than half of the site is further than 800m from the nearest primary school. -The site contains a County Wildlife Site, which is important for its semi natural grassland and biodiversity. This area is also designated as protected open space for its environmental qualities. Any development should not adversely affect this area. If this area was removed from the development site this would allow for appropriate mitigation. -lacks dedicated cycling provision on Worts Causeway and during rush

		hour could result in added risks to cycling. This could however be mitigated.
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber: Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7- Land Between Babraham Road and Fulbourn Road
Site reference number(s): CC929	
Site name/address: Site Option GB2 Land South of Worts' Causeway	
Functional area (taken from SA Scoping Report): South Cambridge	
Map:	
	
Site description: Arable open field south of Worts Causeway and north of Babraham Road.	
Current use(s): Agriculture	
Proposed use(s): Residential	
Site size (ha): 6.8ha Cambridge 6.8ha SCDC 0.00ha	
Assumed net developable area: 5.1ha (assuming 75% net)	
Assumed residential density: 45dph	
Potential residential capacity: 230	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?: Yes as part of larger development	
Site origin: Green Belt Site Assessment 2012	

Relevant planning history:

Cambridge Local Plan Inspectors Report 2006:
Omission Site No.5 - Netherall Farm (south-west corner of Site CC911) - The Inspector rejected the inclusion of the site because

- It is a large area of open land within Green Belt, outside built up area which was not needed for housing supply.
- He also raised the importance of several views and setting of the City, and lack of screening.
- It was also said to not have the advantages of the Southern Fringe, and not related to Addenbrookes to justify it.

The Inspector did however say the site is a sustainable location with respect to access to services and employment and no objections on infrastructure grounds or difficulties with building communities.

No relevant planning applications for residential use.

Conformity with the Council's Sustainable Development Strategy (SDS)

Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: Site in Flood risk zone 1
Is site at risk from surface water flooding?	A = Medium risk	Amber: Fairly significant amount of surface water flooding towards the south of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Impact on Green Belt purposes could be limited if development on this site were restricted to 2-storey and include landscape buffer areas.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site under 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.

To prevent communities in the environs of Cambridge from merging into one another and with the City.	G = No impact	Green: There would be no coalescence issues related to this site.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: The setting of the City could be maintained if develop were restricted to 2-storey and include landscape buffer areas.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: Views of the site from the west are partially screened by existing vegetation to the west of the site.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: There is a lesser quality existing soft green edge to Alwyne Road (garden boundaries) which could be replicated and improved to the west of the site.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a recognised green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Green: The proposed development would not affect Green Belt villages
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The landscape is rural (agricultural) but is on the urban edge. Opportunity to mitigate.
Overall conclusion on Green Belt	A = Medium and medium/minor impacts	Amber: Although development of the site would negatively affect Green Belt purposes there would be opportunities to mitigate.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No
Impact on National Heritage Assets		
Criteria	Performance	Comments

Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 150ft (45.7m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: The site has direct access from Babraham Road, but third party land appears to separate the site from Worts Causeway
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.

		<p>This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p> <p>A full Transport Assessment would be required for any development on this site and would need to model the impact on junction capacities on the local network. A Residential Travel plan would be also be required along with measures to link walking and cycling into the existing links. Any development would need to consider the existing bus gate on Worts Causeway. The development surrounds Cherry Hinton Road/ Limekiln Hill Road and these existing adopted public highways may require improvement/ alterations to accommodate the additional traffic movements. The hospital roundabout is an accident cluster site, which will need to be considered along with the impact on Granhams Road/Babraham Road junction.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme</p>

		<p>has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>A = Some impact</p>	<p>Amber: Yes, this site could be part of a larger site. Along with part of the neighbouring Site CC911 and South Cambs SHLAA Site SC284 to the east.</p> <p>The inclusion of additional land might also maximise development opportunities and provide a better opportunity for the formation of a sustainable community. However, it is not likely that the development of this site alone would unduly</p>

		prejudice other sites because of various existing access roads in the area.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: No
Timeframe for bringing the site forward for development?	A = Start of construction between 2017 and 2031	Amber: SHLAA Call for Sites 2011 –submission on behalf of developer/ landowner - The first dwellings to be completed on site 2011-16. This comment relates to the whole of SC911. Confirmation is required regarding this part of the site and whether it will form part of a much larger site. Not clear which part will be brought forward first in 2011-16 therefore Amber score to reflect possible delay to delivery.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	R = >800m	Amber: Approximately 10% of the site is within 400-800m (as the crow flies) of Wulfstan Way local centre. The remainder of the site is beyond 800m of a local centre. The site is probably not large enough to support a new local centre.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Majority of site is over 800m from nearest health centre or GP service.

Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No
How well would the development on the site integrate with existing communities?	G= Good scope for integration with existing communities	Green: Good scope to integrate with existing communities through good design connectivity and appropriate community provision to aid integration possibly in conjunction with site CC930 to the north.
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km from nearest secondary school.
How far is the nearest primary school?	City preference: R = >800m SCDC: A = 1-3 km	Red: Site is over 800m from nearest primary school.
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Wulfstan Way, but this is greater than 800m. The development of the site is unlikely to have an impact on the existing hierarchy, but the site would have relatively poor access to local shopping.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	G=No	Green: No
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	Not applicable
If the site does not involve any protected open space would development of the site be able to increase the quantity	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	No obvious constraints that prevent the site providing full on-site provision.

and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: The site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Queen Edith's LSOA 7995: 3.99
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT)	Red: Site is more than 500m from a bus route. Service does not meet the requirements of a high quality public transport (HQPT)
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is greater than 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Babraham Rd off-road facility could be widened up towards the Addenbrookes roundabout to improve routes out towards Addenbrookes and Long Rd. Routes from the north of the development would be via Worts Causeway which has quite a high level of traffic in the evening peak. As above extending the access restriction to the evening peak could be considered.

SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 20
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 600m (4)	Babraham Park and Ride (99 service)
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Babraham Park and Ride (99 service)
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 21 and 30 minutes (4)	21 minutes – (Babraham Park and Ride – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	3.55km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: The site is not within the Air Quality Management Area and more than 1,000 metres from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber. An air quality assessment would be required.
	A = Adverse impacts capable of adequate mitigation	Amber: Site adjacent in part to a major road and to a busy access road. Frontages will be the noisiest part of the site from the road. Plant at existing farm and possible commercial building to the west, may also impact on proposed residential. Some uses particularly industrial could affect existing residential. Noise assessment and potential mitigation measures required.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated. Other agencies should be consulted regarding the impact on wild life, night sky

		and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects
Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: A contamination assessment is required. Site has been used for agricultural purposes. The answer refers only to possible remediation. Economic viability will depend on housing market- unable to address this part.

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: No

Protecting the townscape and historic environment *(Landscape addressed by Green Belt criteria)*

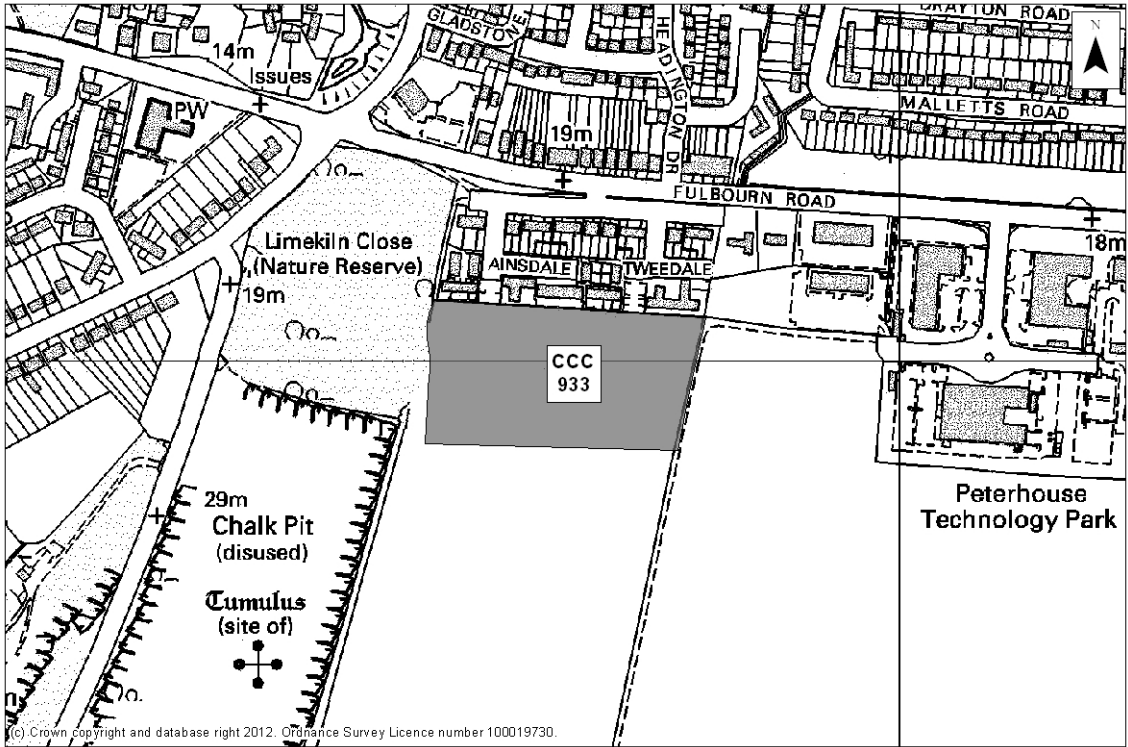
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: No
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Extensive late prehistoric and Roman cropmarked sites known. A pre-development archaeological survey should be required.

Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land	Amber: Approximately half (3.4ha) of site on Grade 2 land with the remainder on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Site adjacent to Netherhall Farm Meadow County Wildlife Site, Worts Causeway Protected Roadside Verge. Sites potentially vulnerable if changes to existing management are proposed.
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: Site already has permissive access allowing access to the area of Farmland identified in the Cambridgeshire Green Infrastructure Strategy 2011. Potential to be beneficial if limited development could deliver wider GI vision for the area.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Double hedgerow and verge along northern boundary with Worts Causeway is of particular ecological value. As with other arable sites this area is likely to support declining farmland bird species such as Grey partridge and Corn Bunting.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: There are no protected trees on the site. Pre-development tree survey to British Standard

		5837 may be required.
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities. - It is not accessible to high quality public transport.
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber:Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7- Land Between Babraham Road and Fulbourn Road
Site reference number(s): CC933	
Site name/address: Site Option GB3 Fulbourn Road South 1 Amended	
Functional area (taken from SA Scoping Report): South Cambridge	
<p>Map:</p>  <p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</p>	
Site description: Arable open field south of Fulbourn Road	
Current use(s): Agriculture	
Proposed use(s): Residential or employment	
Site size (ha): Cambridge: 2.3 ha SCC 0.00ha	
Assumed net developable area: 1.73ha (assuming 75% net)	
Assumed residential density: 45dph	
Potential residential capacity: 78 or mixed use including employment	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?: Yes but only as part of larger site	

Site origin: <i>Green Belt Site Assessment 2012</i>		
Relevant planning history:		
<p>Omission Site No.7 - Land Adjoining Peterhouse Technology Park (small site on northern edge of Site CC911) - The land was dismissed by the Inspector partly on lack of evidence on some issues, but more substantially on grounds that the site is open land, in the Green Belt (the boundary here is clear and firm), and outside the urban area. There was also no need for the site.</p> <p>No relevant planning applications for residential use.</p>		
Conformity with the Council's Sustainable Development Strategy (SDS)		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: Site in Flood risk zone 1
Is site at risk from surface water flooding?	G = Low risk	Green: No surface water issues. Development should be mindful of potential flow routes from adjacent high land.
Green Belt		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	The site is discretely located behind existing housing and is at the bottom of north facing slope and would have a minor negative effect on the purposes of Green Belt.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	G = No impact	Green: Sensitive, limited and low level development could be considered with no impact on separation.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: The site is on the existing urban edge and discretely located. Sensitive designed development at the same

		contour including a landscape buffer would have limited impact on setting.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: There are expansive views from higher ground to the south looking over the site and to the City and Fulbourn. Views could be mitigated if development was set at a similar contoured as the existing housing and landscaped.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: The existing garden boundary, green edge could be recreated and improved on within a landscape buffer area.
Distinctive urban edge	Green: No effect on distinctive urban edge.	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Green: there would be no impact on Green Belt villages.
A landscape which has a strongly rural character	G = No impacts or impacts capable of mitigation	Green: The site is to the west of the Technology Park and not strongly rural in character.
Overall conclusion on Green Belt	A = Medium and medium/minor impacts	Amber: If development were restricted low level and at the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation	Amber (subject to mitigation): 30m from Cherry Hinton Pit SSSI
Impact on National Heritage Assets		
Criteria	Performance	Comments

Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 50ft (15.2m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lie between it and the highway through the car parks of either Ainsdale or Tweedale, which has some internal problems of its own.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be

		<p>required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber: With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>

<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>A = Some impact</p>	<p>Amber: Yes, this site could be part of a larger site. Along with the neighbouring Site CC932 it forms a small part of Site CC911 which is closely related to South Cambs SHLAA Sites SC111 and SC283 to the east.</p> <p>The inclusion of additional land might also maximise development opportunities and provide a better opportunity for the formation of a sustainable community. However, it is not likely that the development of this site alone would unduly prejudice other sites because of various existing access roads in the area.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p>	<p>G = No</p>	<p>Green: No Site owners will need to confirm this consideration.</p>
<p>Timeframe for bringing the site forward for development?</p>	<p>A = Start of construction between 2017 and 2031</p>	<p>Amber: SHLAA Call for Sites 2011 – Bidwells submission on behalf of developer/ landowner - The first dwellings to be completed on site 2011-16. This comment relates to the whole of SC911. Confirmation is required regarding this part of the site and whether it will form part of a much larger site. Not clear which part will be brought forward first in 2011-16 therefore Amber score to reflect possible delay to delivery.</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation</p>	<p>Amber: Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>A = School capacity not sufficient, constraints can be appropriately mitigated</p>	<p>Amber: County Education comments awaited. Expect appropriate education provision to be made. For</p>

		smaller sites this is likely to be off site.
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Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	G = <400m	Green: Site is within 400m (as the crow flies) of Cherry Hinton High Street local centre.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: Site is between 400 and 800m from nearest health centre or GP service.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No
How well would the development on the site integrate with existing communities?	A = Adequate scope for integration with existing communities	Amber: Development could feel isolated from existing community, although any issues could be overcome with good urban design and site connectivity.
How far is the nearest secondary school?	G = <1km or non-housing allocation or site large enough to provide new school	Green: Site is within 1km from nearest secondary school.
How far is the nearest primary school?	City preference: A = 400-800m SCDC: G = <1km or non housing allocation or site large enough to provide new school	Amber: Whole site is within 800m from nearest primary school (Colville & Queen Emma). Half the site is within 800m from Queen Emma Primary School
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Cherry Hinton High Street. This centre is fairly large and performing well. Additional population at this site may help to support this centre.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire	G=No	Green: Site is not protected open space or have the potential to be protected

Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).		
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	Not applicable
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.

Supporting Economic Growth

Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: The site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in development in deprived areas of Cambridge?	G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)

Sustainable Transport

Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	G = High quality public transport service	Green: Site is within 100m from a bus route. Service does meet the requirements of a high quality public transport (HQPT).
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is greater than 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the	R=No cycling provision or a cycle lane less than 1.5m	Red: This side of Fulbourn Road has no cycling

site?	width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Fulbourn Road
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Citi 3 service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	34 minutes – (Cherry Hinton, Headington Drive – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	3.69km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: The site is not within the Air Quality Management Area and more than 1,000 metres from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber. An air quality assessment would be required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial/commercial uses and associated plant may impact on adjacent residential. This will require assessment and mitigation
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation.

		Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Industrial /commercial uses can have odour impacts that may impact on nearby properties and will require mitigation.
Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: A contamination assessment is required. Site adjacent to a former quarry. The answer refers only to possible remediation. Economic viability depends on the housing market- unable to address this part.

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: No

Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: No
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Rear of Ainsdale and Tweedale. An

		archaeological condition is required to enable archaeological evidence to be suitably recorded prior to construction.
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Making Efficient Use of Land

Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Site on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No

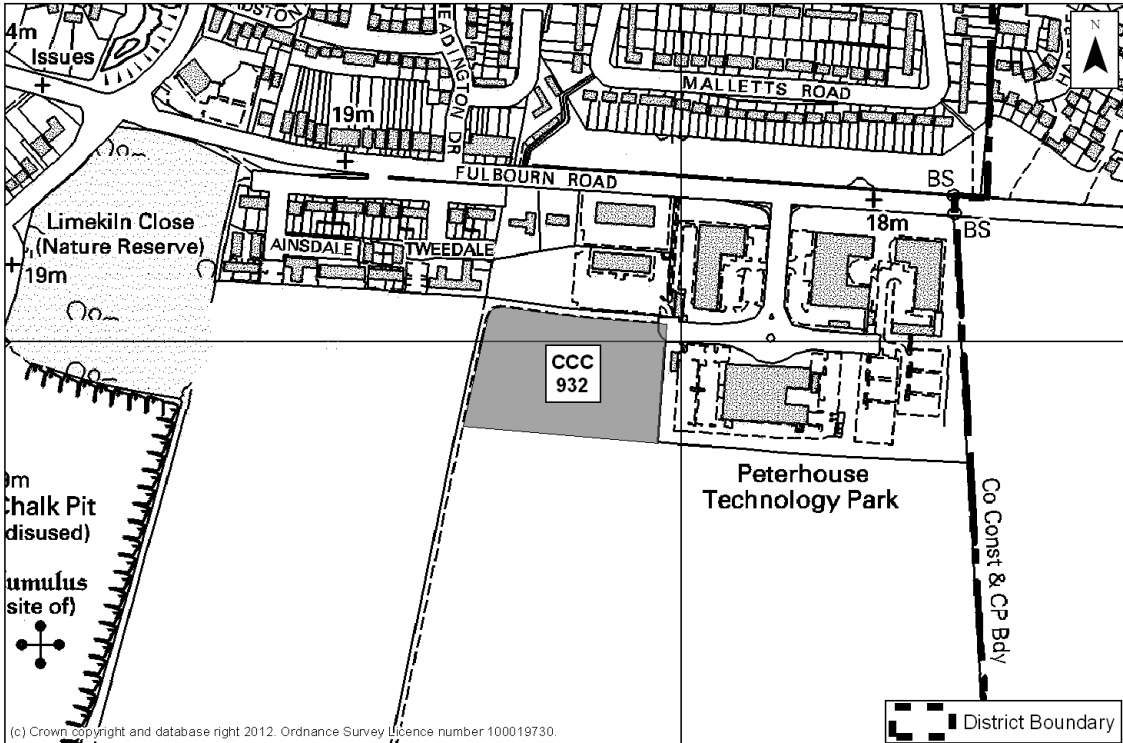
Biodiversity and Green Infrastructure

Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Site is close to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm). Site borders Limekiln Local Nature Reserve. Development could increase disturbance to site with new official or unofficial access.
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The site is on the edge of an area identified as strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The

		vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Full ecological surveys would be required in order to assess potential impacts. Appropriate development of site could help realise the Green Infrastructure Strategy vision.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	There are no protected trees on the site. Pre-development tree survey to British Standard 5837 may be required.
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: -Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber: Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7 -Land Between Babraham Road and Fulbourn Road
Site reference number(s): CC932	
Site name/address: Site Option GB4 Fulbourn Road West 2	
Functional area (taken from SA Scoping Report): South Cambridge	
<p>Map:</p>  <p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</p>	
Site description: Arable open field south of Fulbourn Road	
Current use(s): Agriculture	
Proposed use(s): Employment	
Site size (ha): Cambridge: 1.4 ha SCDC 0.00ha	
Assumed net developable area: 1.05 (assuming 75% net)	
Assumed residential density: 45 dph	
Potential residential capacity: 47 but proposed use for employment instead	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?: Yes but only in context of larger site to the south	
Site origin: Green Belt Site Assessment 2012	

Relevant planning history:		
<p>Omission Site No.7 - Land Adjoining Peterhouse Technology Park (small site on northern edge of Site CC911) - The land was dismissed by the Inspector partly on lack of evidence on some issues, but more substantially on grounds that the site is open land, in the Green Belt (the boundary here is clear and firm), and outside the urban area. There was also no need for the site.</p> <p>No relevant planning applications for residential use.</p>		
Conformity with the Council's Sustainable Development Strategy (SDS)		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: Site in Flood risk zone 1
Is site at risk from surface water flooding?	G = Low risk	Green: No surface water issues. Development should be mindful of potential flow routes from adjacent high land.
Green Belt		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	The site is discretely located adjacent to the existing technology park and is at the bottom of north facing slope. It would have a minor negative effect on the purposes of Green Belt.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site approx 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	G = No impact	Green: Sensitive, limited and low level development could be considered with no impact on separation
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: The site is on the existing urban edge and discretely located. Sensitive development at the same contour including a landscape buffer would

		have limited impact on setting.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: There are expansive views from higher ground to the south looking over the site and to the City and Fulbourn. Views could be mitigated if development was set at a similar contoured as the existing Technology Park and landscaped.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: The existing soft green edge could be recreated and improved on with a landscape buffer area.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Green: there would be no impact on Green Belt villages.
A landscape which has a strongly rural character	G = No impacts or impacts capable of mitigation	Green: The site is to the west of the technology park and not strongly rural in character.
Overall conclusion on Green Belt	A = Medium and medium/minor impacts	Amber: If development were restricted low level and at the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation	Amber (subject to mitigation): 200m from Cherry Hinton Pit SSSI
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient	G = Site is not on or adjacent to a SAM	Green: No

Monument (SAM)?		
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 50ft (15.2m) in height. Small area of site where no erection of buildings, structures and works exceeding 35ft (10.7m) in height.
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lie between it and the highway; the internal roads to Peterhouse Technology Park are private and may not have been constructed to the Highway Authority's requirements.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a

		<p>full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber:</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>

Is the site part of a larger site and could it prejudice development of any strategic sites?	A = Some impact	Amber: Yes, this site could be part of a larger site. Along with the neighbouring Site CC931 it forms a small part of Site CC911 as well as being closely related to South Cambs SHLAA Sites SC111 and SC284 to the east. Site access from public highway would need to be established. The inclusion of additional land might also maximise development opportunities and provide a better opportunity for the formation of a sustainable community. However, it is not likely that the development of this site alone would unduly prejudice other sites because of various existing access roads in the area.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: No Site owners will need to confirm this consideration.
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Not applicable as employment use
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Not applicable as employment use

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Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: Approximately 20% of the site is within 400m and the remainder within 400-800m (as the crow flies) of Cherry Hinton High Street local centre.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: Site is between 400 and 800m from nearest health centre or GP service.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No
How well would the development on the site integrate with existing communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses A = Adequate scope for integration with existing communities G = Good scope for integration with existing communities / of sufficient scale to create a new community	N/A as employment development
How far is the nearest secondary school?	G = <1km or non-housing allocation or site large enough to provide new school	Green: Site is within 1km from nearest secondary school.
How far is the nearest primary school?	City preference: A = 400-800m SCDC: G = <1km or non housing allocation or site large enough to provide new school	Amber: Whole site is within 800m from nearest primary school (Colville & Queen Emma).
Would development protect the shopping hierarchy, supporting the vitality and	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is

viability of Cambridge, Town, District and Local Centres?		Cherry Hinton High Street. This centre is fairly large and performing well. Additional population at this site may help to support this centre.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	G=No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	Not applicable
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing full on-site provision.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: The site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in development in deprived areas of Cambridge?	G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is	G = High quality public transport service	Green: Accessible to HQPT as defined. Site is within 400m

accessible at the edge of the site?		of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m A = 400 - 800m G = <400m	Red: Site is greater than 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site?	R=No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.	Red: This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Fulbourn Road
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Citi 3 service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	34 minutes – (Cherry Hinton, Headington Drive – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	3.85km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: The site is not within the Air Quality Management Area and more than 1,000 metres from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber. An Air Quality Assessment will be required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Site adjoins Peterhouse Technology Park. Some industrial and commercial uses and associated plant may impact on adjacent commercial properties and residential.

		This will require assessment and mitigation
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some Industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial /commercial uses can have odour impacts that may impact on nearby properties and will require mitigation.
Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: A contamination assessment is required. The site is adjacent to an industrial/commercial estate. The answer refers only to possible remediation. Economic viability depends on the housing market-unable to address this part.

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: No

Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact	G = Site does not contain or	Green: No

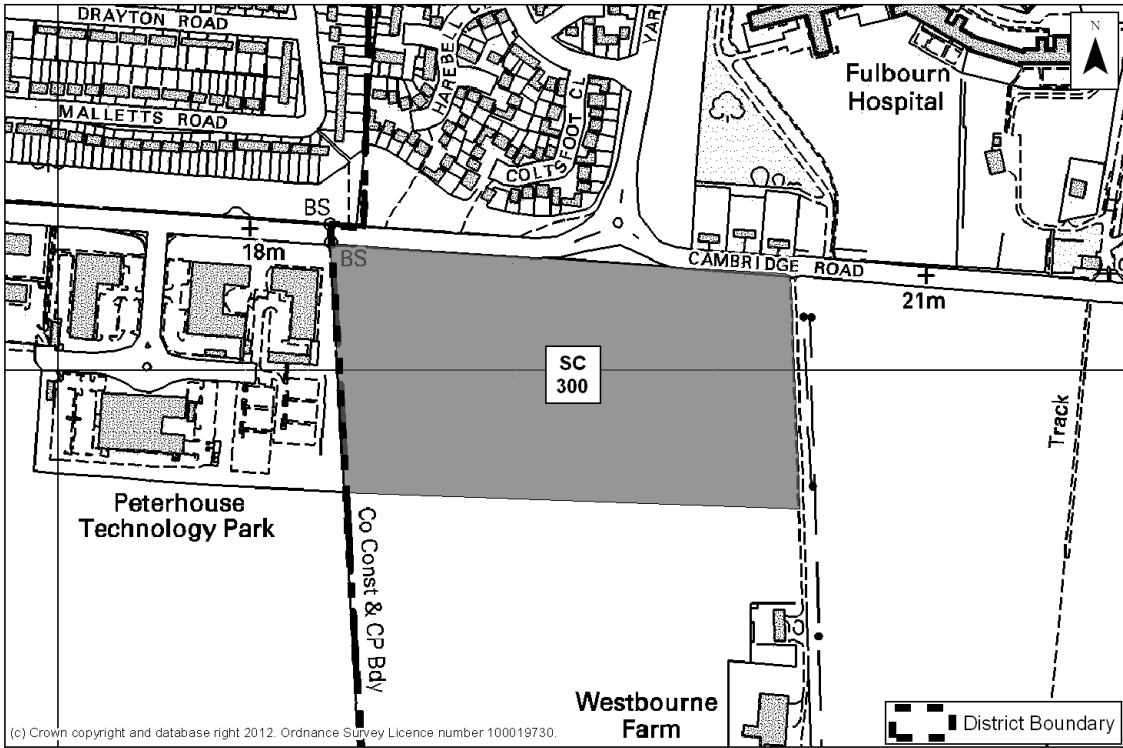
upon a Conservation Area?	adjoin such an area, and there is no impact to the setting of such an area	
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Peterhouse Technology Park. An archaeological condition is required to enable archaeological evidence to be suitably recorded prior to construction.

Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Approximately 80% of site is on urban land with the remainder approximately split equally between Grade 2 and Grade 3 land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Site is close to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The site is on the edge of an area identified as strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in

		the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Full ecological surveys would be required in order to assess potential impacts. Appropriate development of site could help realise the Green Infrastructure Strategy vision.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: There are no protected trees on the site. Pre-development tree survey to British Standard 5837 may be required.
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: -Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber: Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location No. 7 Land between Babraham Road and Fulbourn Road
Site reference number(s): SC300	
Site name/address: Site Option GB5 Fulbourn Road East	
Functional area (taken from SA Scoping Report): N/A In SCDC	
<p>Map:</p>  <p>The map shows a shaded rectangular area labeled 'SC 300' located south of Fulbourn Road and north of Cambridge Road. To the west of the site is Peterhouse Technology Park, and to the east is Westbourne Farm. A dashed line indicates a 'Track' to the east of the site. A vertical line labeled 'Co Const & CP Bdy' runs through the site. Dimensions of 18m and 21m are shown along the site boundaries. Surrounding roads include Drayton Road, Malletts Road, and Cambridge Road. A legend in the bottom right corner identifies the dashed line as the 'District Boundary'. A north arrow is also present.</p> <p><small>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</small></p>	
<p>Site description: Arable open fields and chalk grassland south of Fulbourn Road to the north of the Gog Magog Hills</p>	
<p>Current use(s): Agricultural land</p>	
<p>Proposed use(s): Employment</p>	
<p>Site size (ha): 6.92 South Cambridgeshire: 6.92ha Cambridge: 0.0 ha</p>	
<p>Assumed net developable area: 5.19 (assuming 50% net or 75% net)</p>	
<p>Assumed residential density: 40dph</p>	
<p>Potential residential capacity: 208 but being put forward for employment.</p>	
<p>Site owner/promoter: Owner known</p>	
<p>Landowner has agreed to promote site for development?: Yes but only in context of larger site</p>	
<p>Site origin: Green Belt Site Assessment 2012</p>	

Relevant planning history:

Cambridge Local Plan Inspectors Report

2006: Omission Site No.5 - Netherall Farm (south-west corner of Site CC911) - The Inspector rejected the inclusion of the site because:

- it is a large area of open land within Green Belt, outside built up area which was not needed for housing supply.
- He also raised the importance of several views and setting of the City, and lack of screening.
- It was also said to not have the advantages of the Southern Fringe, and not related to Addenbrookes to justify it.

The Inspector did however say the site is a sustainable location with respect to access to services and employment and no objections on infrastructure grounds or difficulties with building communities.

Omission Site No.7 - Land Adjoining Peterhouse Technology Park (small site on northern edge of Site CC911) - The land was dismissed by the Inspector partly on lack of evidence on some issues, but more substantially on grounds that the site is open land, in the Green Belt (the boundary here is clear and firm), and outside the urban area. There was also no need for the site.

No relevant planning applications for residential use.

Conformity with the Council's Sustainable Development Strategy (SDS)

Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	G = Low risk	Green: No surface water issues. Development should be mindful of potential flow routes from adjacent high land.

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	The site is located adjacent to the existing technology park and is at the bottom of north facing slope. It would have a minor negative effect on the purposes of Green Belt.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic	Distance from edge of the defined City Centre in Kilometres to approximate centre of site just over 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.

core		
To prevent communities in the environs of Cambridge from merging into one another and with the City.	A = Some impact, but capable of mitigation	Amber: Development would take the urban edge closer to Fulbourn.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: There are no views to or direct associations with the collegiate or historic core from this area. Sensitive, limited and low level development which included landscape and matched the contours of the Peterhouse Technology Park would limit impact on setting.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: There are expansive views from the south looking over the site to the City and Fulbourn as well as views from the east towards the City. Views could be mitigated if development limited and were similarly contoured as the existing adjacent Technology Park.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: Areas to north of Fulbourn Road slightly degrade existing edge. Soft green edge could be enhanced and improved on.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a recognised green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Amber: Development would take the urban edge closer to Fulbourn Hospital and might impact that part of the village.
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The site has a rural character. Its development would have a negative impact on its character.
Overall conclusion on	A = Medium and	Amber: If development were

Green Belt	medium/minor impacts	confined to the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). Part of this area falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
Is the site located within the	A = Site or part of site within	Amber: Approximately 95%

Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	SZ	of site is within SZ 'Any Structure greater than 15m AGL' and the remainder in SZ 'Any Structure greater than 10m AGL'
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes with mitigation Technically it would be possible to provide access. The internal roads to Peterhouse Technology Park are private and may not have been constructed to the Highway Authority's requirements.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the

		<p>construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No impact	Green: Site CC300 closely related to South Cambs SHLAA Sites SC111, SC283 and SC284. Site SC300 could be accessed off of Fulbourn Road as a free standing development.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: Not aware of any legal issues/covenants
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Not applicable as being suggested as employment site
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improvements to utilities required. The developer will need to liaise with the relevant service provider/s to determine the

		appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Not applicable as employment use

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: Approximately 50% of the site is within 400-800m (as the crow flies) of Cherry Hinton High Street local centre.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: Approximately 50% of the site is within 400-800m (as the crow flies) of Cherry Hinton Medical Centre, 34 Fishers Lane, Cherry Hinton, CB1 4HR
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities
How well would the development on the site integrate with existing communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses A = Adequate scope for integration with existing communities G = Good scope for integration with existing communities / of sufficient scale to create a new community	N/A as employment development
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1-3km from Coleridge Community College, Radegund Road, CB1 3RJ, St.Bedes Inter-Church School, Birdwood Road,

		CB1 3TB and Netherhall School, Queen Ediths Way, CB1 4NN
How far is the nearest primary school?	<p>City preference:</p> <p>A = 400-800m</p> <p>SCDC:</p> <p>G = <1km or non housing allocation or site large enough to provide new school</p>	Amber: Approximately 65% of site is within 800m from Colville School, Colville Road, CB1 9EJ
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site would be large enough to support a new Local Centre. The nearest Local Centres at Wulfstan Way and Cherry Hinton High Street are further than 800m from the site. The distance to these centres and the potential size of the new population if the site was brought forward would merit a new Local Centre, which would be unlikely to have an impact on the existing hierarchy.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	G=No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.

accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Fulbourn LSOA 8243: 11.41
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	G = High quality public transport service	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site?	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.	Red Red: This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Fulbourn Road
SCDC Sub-indicator: Frequency of Public	10 minute service or better (6)	Citi 3 service.

Transport		
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	35 minutes – (Cherry Hinton, Yarrow Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	4.26km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: The development will have a adverse impact on air quality and the AQMA due to major transport impact. An air quality assessment is essential.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial and commercial uses and associated plant may impact on adjacent commercial properties and near by residential. This will require assessment and mitigation
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial /commercial uses can have odour impacts that may impact on nearby properties and will require mitigation.

Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: The site has former potentially contaminative activities. Further contamination assessment is required.
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Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation

Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference (centred) Significant prehistoric sites known on the chalk south of Cherry Hinton Road: former site of 'War Ditches' Iron Age hill fort was partially excavated in early 20thC ahead of clunch extraction on Lime Kiln Road (Monuments in Cambridge - MCB5999). Evidence of a

		<p>massacre at the site. Cropmarks of Bronze Age round barrow groups (burial mounds), now ploughed flat, are evident in several places in this allocation area (eg MCBs 3446, 6004, 13462 and those excavated in advance of Peterhouse Technology Park ECB357 (ECB – Events Cambridge). Field scatters of prehistoric stone implements throughout. Worsted Street Roman Road (part of Via Devana - Godmanchester to Colchester Ro Rd) traverses the site and is likely to have road side settlements along its route. A programme of archaeological works should be undertaken prior to the submission of any planning application.</p>
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Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land	Amber: Approximately 70% of site on Grade 2 land, 30% on urban land but resulting loss would be less than 20ha.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber:
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Area is adjacent to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts

		Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Species of particular note currently known on or adjacent to the site include a breeding Schedule 1 bird species, Barbastelle Bat, Glow Worm, Grape Hyacinth, Moon Carrot, White Helleborine, Grey Partridge, Corn Bunting, and Brown Hare. A large-scale habitat creation scheme could benefit these and other species. Full ecological surveys would be required in order to assess potential impacts. Appropriate development at base of slope may help realise Green Infrastructure vision.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: There are no Tree Preservation Orders on or near the site.
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for	A = Some constraints or adverse impacts	Amber: -Site suffers from lack of

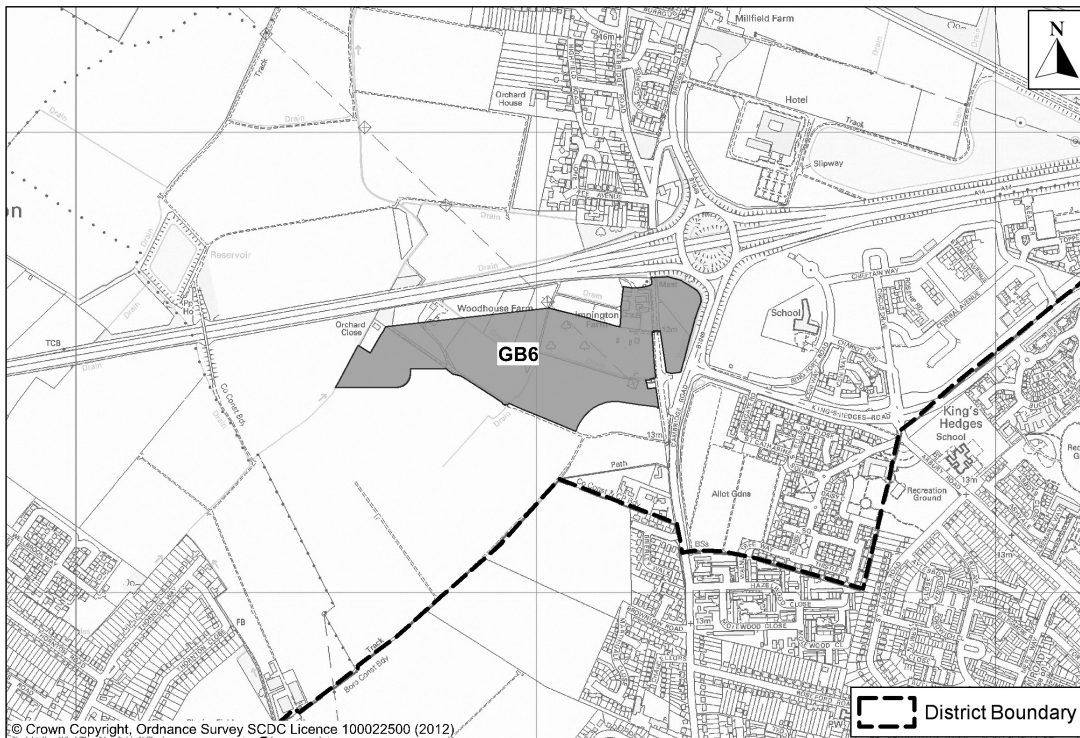
mitigation)		cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction. This would however be capable of mitigation.
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber: - Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 10 Land between Huntingdon Road and Histon Road
Site reference number(s): SC298 (part)	
Site name/address: Site Option GB6 Land south of the A14 and west of Cambridge Road	
Functional area (taken from SA Scoping Report): <i>City only (North)</i>	

Map:



Site description:

The land lies between Huntingdon Road and Histon Road, to the south of A14 and north of the allocated NIAB development on the edge of the city (the NIAB1 and NIAB2 sites). The map shows the area proposed for additional built development which is comprised of two farms, set within grassland and small areas of woodland, to the north east adjoining Histon Road.

The landowners also control the NIAB2 site to the south and the open agricultural land to the north west. They intend to master plan any new allocation in this location with the existing NIAB2 site. The open agricultural land which separates the NIAB 1 and NIAB2 sites from Girton is to be retained as Green Belt in their proposals and used as new public open space to serve the area, which will retain the views across the western part of the site to the historic core of Cambridge.

This assessment is concerned only with the area proposed for built development to the north east between Histon Road and the A14.

Current use(s): Agricultural.		
Proposed use(s): Residential and commercial (approximately 2.9ha could be for commercial purposes where it adjoins Histon Road and the A14 junction).		
Site size (ha): 12.6ha		
Assumed net developable area: 8.98		
Assumed residential density: 40dph		
Potential residential capacity: 132 dwellings		
This capacity figure assumes that residential development is confined to the area outside of the Air Quality Management Area (AQMA), which is an area of 4.398ha. Note that the proposers representation refers to between 360 dwellings with commercial development and 447 dwellings with no commercial development.		
Site owner/promoter: Known		
Landowner has agreed to promote site for development?: Yes		
Site origin: Other (2012 Issues and Options consultation)		
Relevant planning history: The 2009 Site Specific Policies Plan (SSP) Inspector considered this location when deciding the appropriate extent of NIAB2. "The most relevant principles...are those concerned with the maintenance of views of the historic core of Cambridge, providing green separation between the urban expansion and existing settlements, and protecting green corridors. Some land could be released, retaining other parts to fulfil Green Belt purposes." The allocation of NIAB2 in the SSP Plan reflected the Inspectors' conclusions on Green Belt significance.		
Level 1		
Part A: Strategic Considerations		
Conformity with the Council's Sustainable Development Strategy (SDS)		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green:
Is site at risk from surface water flooding?	A = Medium risk	Amber: Site subject to surface water flood risk but capable of mitigation.
Green Belt		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?		

To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site: 2.33km ACF	Amber: The site lies approximately 2300m from the historic Centre. The development site is large, open and gently sloping down towards the A14 to the north.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	A = Some impact, but capable of mitigation	Amber: The development of the whole site would bring built development closer to Impington on the west of Histon Road. Retention of hedges and woodland and a set back of the development from Cambridge Road and the A14 would provide mitigation. Orchard Park to the east already being developed.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: The proposed development site would effectively reduce the green setting for the city when viewed from the A14 opposite the site.
Key views of Cambridge / Important views	G = No or negligible impact on views	Green:
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The development would impact on the existing soft green edge to the city. Views into the site are currently of farmland, hedgerows, woodland and farm buildings. This soft green edge would be lost alongside the A14 where it would be replaced by a more formal green edge with landscaped soil bunds planted with trees and hedgerows. The soft edge would be retained to Cambridge Road. Whilst the character of the existing edge would not be retained, the landscape impact of a partial development of the site would be limited by a setback of development away from the A14 and Cambridge Road and retention of hedgerows and woodland.
Distinctive urban edge	G = Not present	Green:

Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: The proposed development site would not affect Green Corridors.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A= Negative impacts but capable of mitigation	Amber: The development of the whole site would bring built development closer to Impington on the west of Histon Road and would risk effectively connecting Impington to Cambridge to the south and east, forming a continuous block of development. Retention of hedges and woodland and a set back of the development from Histon Road and the A14 could provide mitigation. Orchard Park to the east already being developed.
A landscape which has a strongly rural character	A = Medium and medium/minor impacts	Amber: The landscape is open and rural, despite adjoining the A14 to the north. The skyline is currently formed by hedges and trees with only limited development visible at Wellbrook Way.
Overall conclusion on Green Belt	A = Minor and Minor/Negligible impacts	Amber: Development at this site would have negative impacts on the green belt purposes but mitigation possible.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green:
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green:
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Girton College listed Grade II* lies over 400m from the site and is separated from it by suburban housing. Impington Farm consists of a group of three former farm buildings located tight in the corner formed by the old

		Cambridge Road and the A14. The farmhouse may be of sufficient interest to list.
Part B: Deliverability and other constraints		
<i>Criteria</i>	<i>Performance</i>	<i>Comments</i>
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Access would be onto internal roads in the NIAB1 and NIAB2 sites which will link to both Histon Road and Huntingdon Road. Highways Authority have concerns about how cycle provision would be dealt with.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber:
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: The Highways Agency have not commented on this site. Regarding sites elsewhere close to the A14 they have commented that such sites are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. It can be expected that this development would generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and may limit the capacity of these routes to accommodate new development. Conversely, this location is likely to be able to be served by public transport or non-motorised modes. Transport modelling needs to be undertaken as part of the overall spatial strategy work to understand the implications as a whole of further development on the transport network.

Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No impact	Green:	
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green:	
Timeframe for bringing the site forward for development?	A = Start of construction between 2017 and 2031	Amber: The phasing of development between Histon Road and Huntingdon Road if this site were to be allocated will need careful consideration of access points and the avoidance of construction traffic passing through residential areas.	
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Electricity - Significant reinforcement and new network required. Pylon line crosses the site. Mains water - The site falls within the Cambridge distribution zone of the Cambridge Water Company (CWC), within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. Gas – Cambridge is connected to the national gas grid. A development of this scale would require	

		<p>substantial network reinforcement.</p> <p>Mains sewerage - There is sufficient capacity at the Cambridge works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>A = School capacity not sufficient, constraints can be appropriately mitigated</p>	<p>Amber: After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools. A full assessment will be required. Providing sufficient school capacity may have knock-on implications for the site area and floor space requirements of the primary and secondary schools planned for between Huntingdon Road and Histon Road.</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p>	<p>A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts</p>	<p>Amber: The majority of this site falls within the Minerals Safeguarding Area for sand and gravel. However, given the size of the site and its proximity to sensitive uses i.e. residential development, it is unlikely to be worked as an economic resource. If the site is allocated and developed any mineral extracted should be used in a sustainable manner.</p> <p>Site is not allocated / identified for a mineral or waste management use through the adopted</p>

		Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a WWTW* or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. No erection of buildings, structures or works exceeding 90m/295ft in height.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: A new District or Local Centre is to be provided on the NIAB1 site.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: A new health facility is to be provided on the NIAB1 site.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green:
Site integration with existing communities?	G = Good scope for integration with existing communities / of sufficient scale to create a new community	Green: Site can be master planned alongside the adjacent NIAB2 site, and benefit from services and facilities provided at both the NIAB sites.
How far is the nearest secondary school?	G = <1km or non-housing allocation or site large enough to provide new school	Green: A new school is to be built on the NIAB 2 site in South Cambridgeshire. The area of the school site may need to be increased to accommodate extra pupil numbers.
How far is the nearest primary school?	City preference: A = 400-800m SCDC: G = <1km or non housing	Amber/Green: 0.50km ACF – to site of new primary school on the Orchard Park site but across Histon Road, 0.58km ACF to the proposed school on the NIAB2 site,

	allocation or site large enough to provide new school	
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green:
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	G=No	Green:
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	Not applicable
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space / outdoor sports facilities and achieve the minimum standards of onsite public open space (OS) provision?	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green: The landowners propose substantial areas of new public open space between NIAB2 and Girton and south of the A14 between the new development and the A14.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	1.52km ACF – nearest employment 2000+ employees
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green:
Would allocation result in	G = Within or adjacent to	Green:

development in deprived areas of Cambridge?	the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	G = High quality public transport service	Green:
How far is the site from an existing or proposed train station?	R = >800m	3.47km ACF – to new Science Park Station from approximate centre of site.
What type of cycle routes are accessible near to the site?	G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.	Green: Subject to there being good links from the development to the proposed orbital cycle route to the southeast. There should also be a cycle/pedestrian link to Thornton Way.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	RR = Score 0-4 from 4 criteria below R = Score 5-9 from 4 criteria below A = Score 10-14 from 4 criteria below G = Score 15-19 from 4 criteria below GG = Score 19-24 from 4 criteria below	Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	266m ACF to nearest bus stop.
SCDC Sub-indicator: Frequency of Public Transport	20 minute service (4)	20 minute service (Citi 8)
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	Citi 8 service: 12 minute journey time. (Arbury, Brownlow Road – Cambridge, Emmanuel Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	2.33km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14	Red: Air Quality: The majority of the site is within SCDC's declared Air Quality Management Area

		<p>(as a result of exceedences of the national objectives for annual mean nitrogen dioxide and daily mean PM10, SCDC designated an area along both sides of the A14 between Milton and Bar Hill as an AQMA). Due to this the concerns are twofold. Firstly the introduction of additional residential receptors and members of the public into an area with poor air quality with potential adverse health impact and secondly the development itself and related emissions e.g. heating and transport having an adverse impact on the existing AQMA and pollutant levels.</p> <p>Proposals for a mixed residential / commercial development or a commercial / recreational type uses such as Community Stadium within or adjacent to SCDC' Air Quality Management Area has the potential to have a significant adverse impact on local air quality which is not consistent with the Local Air Quality Action Plan. Extensive and detailed air quality assessments including dispersion modelling will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. Any Air Quality Impact assessment should address not only the impacts in the immediate vicinity of the development but also the wider impacts on air quality within the AQMA including cumulative impacts with other</p>
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		<p>developments in the area.</p> <p>On balance Env Health object to the allocation of residential development within the designated air quality management area until noise and air quality impact assessments can demonstrate with a reasonable degree of certainty that it will be technically possible and viable to avoid, mitigate or reduce noise and air quality impacts to prevent new development on site from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air and noise pollution. Consideration of commercial/recreational use within this area may be given to those proposals that can demonstrate with a reasonable degree of certainty that it will be possible to mitigate potential impacts on air quality.</p> <p>The proposer has supplied an assessment which shows that the site can be developed to a satisfactory standard taking into account air quality issues. This report does not address short term exposure to PM10 or the impacts of such development on air quality.</p> <p>A map of the AQMA can be found at the end of this assessment.</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p>	<p>A = Adverse impact</p>	<p>Amber: See above.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p>	<p>A = Adverse impacts capable of adequate mitigation</p>	<p>Amber: NOISE: Road Transport General: The North of the site bounds the A14, the A14 / Histon</p>

		<p>junction / roundabout is immediately to the North East and Histon Road lies immediately to the East.</p> <p>Very high levels of ambient / diffuse traffic noise dominant the noise environment both during the day and night. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.</p> <p>The majority of the site is likely to be old PPG 24 NEC C / D (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise" or planning permission should be refused.</p> <p>Residential could be acceptable with high level of mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing A14 / Histon Road, acoustically treated</p>
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		<p>alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options along A14.</p> <p>It is preferable to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and or mitigate or reduce to minimum. Before any consideration is given to allocating the site for residential development, it is recommended that this noise threat / constraint is thoroughly investigated and assessed having regard to / in accordance with industry best practice / guidance to determine the suitability of the site for residential use. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability. The proposer has supplied an assessment which shows that the site can be developed to a satisfactory standard taking into account noise issues.</p>
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green:
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green:
Is there possible contamination on the site?	A = Site within or adjacent to an area with a history of contamination	Amber:
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection	G = Not within SPZ1 or allocation is for greenspace	Green:

<p>zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</p>		
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Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green:
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green:
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green:
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	<p>Amber: The site is located in an area of high archaeological potential. The Iron Age ringwork Arbury Camp was located to the immediate east (HER 08479) and cropmarks of probable Iron Age or Roman enclosures are known to the west (HER 08955, 08956). Elements of this cropmark complex clearly extend into the proposal area. Archaeological excavations are currently underway in advance of development to south, with evidence for Iron Age and Roman settlement (HER ECB3788).</p> <p>County Historic Environment Team advise that further information regarding the extent and significance of archaeology in the area would be necessary. This should include the results of field</p>

		survey to determine whether the impact of development could be managed through mitigation.
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Making Efficient Use of Land

Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	R = Significant loss (20 ha or more) of grades 1 and 2 land	Red: All of the site under the control of the proposer is grade 2 land (note the area proposed for built development would be less than 20ha in area but not retained as agricultural land).
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No significant PDL on site.
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber:

Biodiversity and Green Infrastructure

Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green:
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber:
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Badgers and Barn Owls also noted in submitted ecology survey.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green:

Any other information not captured above?

Electricity pylon line crosses eastern part of site which would constrain development if not sunk underground.
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Allotments gardens on eastern side of Histon Road are a 'Protected Village Amenity Area.		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A= Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Noise and air quality constraints due to proximity to A14
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	

Map of part of the A14 AQMA

