

## **Cambridge City Sites Assessment Pro Forma**

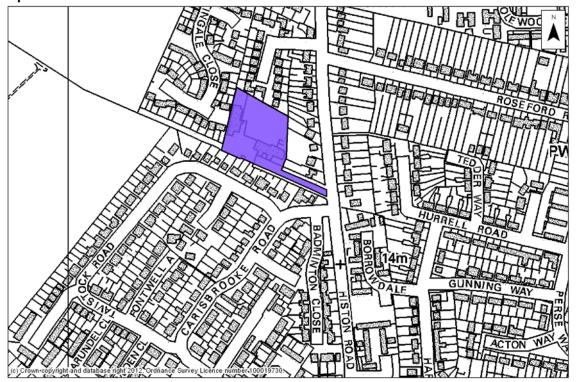
Site Information

Site reference number(s): Site R1 (Local Plan 2006 Allocation Site (residential) - Site 5.17)

Site name/address: 295 Histon Road

Functional area (taken from SA Scoping Report): North Cambridge (Arbury)

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**Site description**: There are two buildings on this site. One is used for a furniture shop and an education centre (tutorial school), this is a two-storey warehouse type building extended from the rear of two former residential properties. The other is home to Cambridge Squash Club and this is a two-storey warehouse type building. Approximately half the site is residential garden type land. It is a Local Plan 2006 allocation site (for residential) – site 5.17. It is located approximately 50 meters to the west of Histon Road, to the south of Chancellors Walk and is surrounded on all sides by residential development.

**Current use (s)**: Cambridge Squash Club (295 Histon Road), Furniture Showroom (297 – 299 Histon Road) and education centre (301 Histon Road)

Proposed use(s): Residential

Site size (ha): 0.711

Assumed net developable area: -

Assumed residential density: Potential residential capacity: 32

Existing Gross Floorspace: -

Proposed Gross Floorspace: Site owner/promoter: Owner known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

**Relevant planning history**: It is a Local Plan 2006 allocation site (for residential) – site 5.17. Part of site was subject to a withdrawn application for change of use from A1 (shops) to D1 (educational) in 2009. No other relevant.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Criteria Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available	Performance  R = Flood risk zone 3  A = Flood risk zone 2  G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding.
sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.  Is site at risk from surface	R = High risk,	Amber: Significant surface
In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	A =Medium risk G = Low risk	water issues for the whole of the site. The majority of the site is at risk, but it could be possible to mitigate against but it would seriously affect the built form area
Criteria	Performance	Comments
		Comments
Will allocation make use of previously developed land (PDL)?	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Amber: 50% PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common	Belt	
and along the River Cam corridor. The Green Belt at the fringe of the		
City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe		
of the City.		
Impact on national Nature Co	nservation Designations	
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
interest (6661):	A =Site is on or adjacent to an	impacis
The assessment will take into		
account the reasons for the	SSSI with negative impacts	
SSSI's designation and the	capable of mitigation	
potential impacts that	G = Site is not near to an SSSI	
development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	adjacent to a SAIVI
(SAIVI)!		
Schoduling is the process through	SAM with the potential for	
Scheduling is the process through which nationally important sites	negative impacts incapable of	
and monuments are given legal	mitigation	
protection. National planning	A =Site is adjacent to a SAM	
policy requires substantial harm to	that is less sensitive / not likely	
or loss of designated heritage	to be impacted/ or impacts are	
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled Ancient Monument (SAM) or its		
setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such	or adjoin such buildings, and
apon Liotoa Bananigo:	buildings with potential for	there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings
as either Grade 1(most important),		Setting of Such buildings
Grade 2* or Grade 2.	incapable of appropriate	
Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of	G = Site does not contain or	
mitigation.	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?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not	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	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.
necessarily rule out the allocation of a site.	allocated or safeguarded area.	Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any structures greater than 45m AGL)
Is there a suitable access to the site?	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation
The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	G = Tes	
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and its development would not prejudice development of any strategic sites
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a		

strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Green: Start of construction between 2011 and 2016
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

# **Level 1 Conclusion**

Level 1 Conclusion (after allowing scope for mitigation)

Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.

RR = Very significant
constraints or adverse impacts
R = Significant constraints or
adverse impacts
A = Some constraints or
adverse impacts
G = Minor constraints or

adverse impacts
GG = None or negligible
constraints or adverse impacts

#### Amber:

 Majority of site is at risk from surface water flooding but this could be mitigated. This could impact on the developable area of the site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m <b>G</b> = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Amber: Majority of site is beyond 800m of Histon Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?  Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the	>800m A =400-800m G = <400m	Red: Site is over 800m from nearest health centre or GP service
distance of a site from the nearest health centre/GP service has been included to provide an		

indication of the sustainability of		
the site.  Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site within 3km of: Manor Community College, Arbury Road, CB4 2JF; Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY; and Parkside Community College, Parkside, CB1 1EH
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Mayfield Primary School, Warwick Road, CB4 3HN
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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.	Green: No obvious constraints that prevent the site providing minimum on-site provision

How far is the nearest outdoor	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  R = >3km	Green: Site is within 1km of
sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	A = 1 - 3km G = <1km; or allocation is not housing	five outdoor sports facilities
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via \$106 contributions.	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: The site is within 400m of Blandford Way Play Area and approximately 50% of site is within 400m of Hazelwood Close Toddler Play Area.
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning for new development, consideration needs to be given to the proximity of development to	>400m <b>G</b> = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.

parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?  National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity	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	Green: Site is less than 1km from an employment centre.
between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	D. Cignificant loss of	Cross No loss of ample wood
Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employmentuses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	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	Green: No loss of employment land or allocation for employment development
Would allocation result in development in deprived areas of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify	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 Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Arbury LSOA 7951: 19.37 (within 40% most deprived LSOA)

where development may benefit areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Amber: Not accessible to HQPT as defined. However, 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? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.  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.  A =Poor or medium quality offroad path.  G = Quiet residential street	Red: Narrow cycle lanes on Histon Rd and high traffic volumes. Any development here should link into the NIAB site.

	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	
Air Ovalita mallation contour	hybrid cycle lanes.	
Air Quality, pollution, contami Criteria	Performance	Comments
Is the site within or near to an	Within or adjacent to an	Comments Red: Site within 1000m of A14
AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan.	AQMA, M11 or A14  A =<1000m of an AQMA, M11 or A14 <b>6</b> =>1000m of an AQMA, M11, or A14	red. Ole within 1000in 017(14
There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.		
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Amber:
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation

contamination from any activities that might cause pollution in the area.  Protecting the townscape and criteria)  Criteria	historic environment (Landscap	pe addressed by Green Belt  Comments
that might cause pollution in the area.	historic environment (Landscar	pe addressed by Green Belt
that might cause pollution in the		
contamination from any activities		
for public drinking water supply. These zones show the risk of		
boreholes and springs) are used		
Groundwater sources (e.g. wells,		
data)?	allocation is for greenspace	
a source protection zone (EA	G = Not within SPZ1 or	
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
Criteria	Performance	Comments
have for development.  Protecting Groundwater		
and the implications that this will		
contamination present on sites		
investigation will be required to establish the nature of any		
development. Further		
on the economic viability of the		
contaminated land issues, although this may have an impact	contamination	
implemented to overcome some	to an area with a history of	
use. Mitigation measures can be	G = Site not within or adjacent	
incompatible with the proposed	development	
permitted in areas subject to pollution levels that are	appropriate to proposed	
development should not be	history of contamination, or capable of remediation	
always rule out development, but	adjacent to an area with a	
presence of contamination will not	A =Site partially within or	
Health Scientific Team. The	during the plan period	
Use History Reports are available from the Council's Environmental	of appropriate mitigation	development
planning consideration, and Land	economic viability, is incapable	appropriate to proposed
Contaminated land is a material	due to physical constraints or	capable of remediation
Contamination on the Site?	history of contamination which,	adjacent to an area with a history of contamination, or
Is there possible contamination on the site?	R = All or a significant part of the site within an area with a	Amber: Site partially within or
la thoro possible	capable of full mitigation	Ambor Cito portially within an
	G = No adverse effects or	
	of adequate mitigation	
generator?	A =Adverse impacts capable	
developed, as a receptor or	appropriate mitigation	- Capacio di Tan Tinaganon
Are there potential odour problems if the site is	R = Significant adverse impacts incapable of	capable of full mitigation
Are there petential adding	capable of full mitigation	Green: No adverse effects or
	G = No adverse effects or	
-	of adequate mitigation	
generator?	A =Adverse impacts capable	
developed, as a receptor or	appropriate mitigation	Capable of full fillingation
Are there potential light pollution problems if the site is	R = Significant adverse impacts incapable of	Green: No adverse effects or capable of full mitigation
Are there petertial limit	D Cignificant odus	Croon No odverce -#t-
the proposed development use.		
available, and will also depend on		
undevelopable as appropriate mitigation measures may be		
necessarily render a site		
presence of noise sources will not		
for residential development. The		

Would allocation impact upon a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	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?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of 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	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Conservation Area.  Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development.  Local planning policy protects such buildings from development which adversely affects them unless:  The building is demonstrably incapable of beneficial use or reuse;  or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	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	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

R = Known archaeology on

Amber: Cropmarked site of

Would development impact

upon archaeology?	site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	prehistoric ring ditches (MCB11348) and Roman remains from immediate west of plot boundary (MCB11349). An Archaeological Condition is recommended for any consented scheme.
<b>Biodiversity and Green Infrast</b>	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)  A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species	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 capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Through provision of new habitats, green spaces, green roofs etc

populations, linked to national and local targets.		
As such development within sites where BAP priority species or		
habitats are known to be present,		
or that may affect the substantive nature conservation value of such		
sites, will not normally be		
permitted. Where development is permitted, suitable mitigation		
and/or compensatory measures		
and nature conservation enhancement measures should be		
implemented.		
Are there trees on site or	R = Development likely to have	Green: There are no Tree
immediately adjacent protected by a Tree Preservation Order	a significant adverse impact on the protected trees incapable	Preservation Orders on or near the site.
(TPO)?	of appropriate mitigation	rical tric site.
Trees are an important facet of the	A =Any adverse impact on	
townscape and landscape and the maintenance of a healthy and	protected trees capable of appropriate mitigation	
species diverse tree cover brings a	<b>G</b> = Site does not contain or	
range of health, social, biodiversity and microclimate benefits.	adjoin any protected trees	
Cambridge has in excess of 500		
TPOs in force. When considering sites that include trees covered by		
TPOs, the felling, significant		
surgery or potential root damage to such trees should be avoided		
unless there are demonstrable		
public benefits accruing from the development that outweigh the		
current and future amenity value of		
the trees.  Any other information not cap	tured above?	
,,		
Level 2 Conclusion		
Laval O Canalisation (-ff		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts	<ul> <li>Site is more than 800m</li> </ul>
•	adverse impacts  A =Some constraints or	<ul> <li>Site is more than 800m from City Centre and</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and high traffic volumes</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and</li> </ul>
•	adverse impacts  A =Some constraints or adverse impacts  G = Minor constraints or	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and high traffic volumes</li> <li>Less than 1000m from the</li> </ul>
•	adverse impacts  A = Some constraints or adverse impacts  G = Minor constraints or adverse impacts  R = Site with no significant	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and high traffic volumes</li> <li>Less than 1000m from the A14 which could impact on air quality.</li> </ul>
allowing scope for mitigation)	adverse impacts  A = Some constraints or adverse impacts  G = Minor constraints or adverse impacts  R = Site with no significant development potential	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and high traffic volumes</li> <li>Less than 1000m from the A14 which could impact on air quality.</li> </ul> Amber: Site with development
allowing scope for mitigation)	adverse impacts  A = Some constraints or adverse impacts  G = Minor constraints or adverse impacts  R = Site with no significant	<ul> <li>Site is more than 800m from City Centre and Health Centre/GP</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Narrow cycle lanes and high traffic volumes</li> <li>Less than 1000m from the A14 which could impact on air quality.</li> </ul>

	potential (some constraints or adverse impacts)  G = Site with development potential (few or minor constraints or adverse impacts)	Pros: Previously developed, largely vacant site, providing opportunity for development Adjacent to existing residential Proximity to NIAB site which will have a new local centre and facilities Limited visual impact No infrastructure upgrades are likely to be required  Cons: Surface water flooding issues across the site Loss of squash courts
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

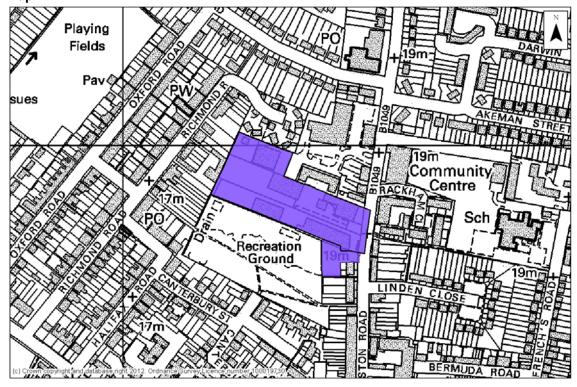
#### **Site Information**

**Site reference number(s):** Site R2 (Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road)

Site name/address: Willowcroft, Histon Road

Functional area (taken from SA Scoping Report): North Cambridge (Arbury)

#### Мар



**Site description**: Industrial area located west of Histon Road, with the far western border of the site being the rear gardens of the properties on Richmond Road. To the north are the rear gardens on nursery walk and Histon Road Local Centre. There is a recreation ground to the south. It is a Local Plan 2006 allocation site (for residential) – site 5.07.

Current use (s): Industrial estate

Proposed use(s): Residential

Site size (ha): 1.59

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 78

**Existing Gross Floorspace: -**

**Proposed Gross Floorspace: -**

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

**Relevant planning history**: Local Plan 2006 allocation site (for residential) – site 5.07. No relevant planning history since.

Level 1 Part A: Strategic Consideratio	ns	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Flood zone 1, lowest risk of fluvial flooding.
areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.		
Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green Belt	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common	Deit	
and along the River Cam corridor. The Green Belt at the fringe of the		
City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe		
of the City.		
Impact on national Nature Con	servation Designations	
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
The acceptant will take into	A =Site is on or adjacent to an	
The assessment will take into account the reasons for the	SSSI with negative impacts	
SSSI's designation and the	capable of mitigation	
potential impacts that	G = Site is not near to an SSSI	
development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	
(3/1111).	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal	A =Site is adjacent to a SAM	
protection. National planning	that is less sensitive / not likely	
policy requires substantial harm to	to be impacted/ or impacts are	
or loss of designated heritage	capable of mitigation	
assets of the highest significance,	G = Site is not on or adjacent	
notably scheduled monuments, to	to a SAM	
be wholly exceptional. As such consideration needs to be given to	to a Gravi	
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled		
Ancient Monument (SAM) or its		
setting should be avoided.	D. Cite contains in a line of	Craoni Cita dana ant contai
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such	or adjoin such buildings, and
Line to all healths.	buildings with potential for	there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings
as either Grade 1(most important), Grade 2* or Grade 2.	incapable of appropriate	
Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of	<b>G</b> = Site does not contain or	
mitigation.	adjoin such buildings, and	
mitigation.		

Part B: Deliverability and Viab	ility Criteria	
Criteria	Performance	Comments
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	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals
Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	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.	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 Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  For schemes of 50 dwellings or more - 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.
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)  Include an assessment of the suitability of the proposed use.  Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Green: Minor constraints which could be mitigated.

Level 2		
Accessibility to existing centr		
Criteria	Performance	Comments
How far is the site from edge	>800m	Red: Site is more than 800m
of defined Cambridge City Centre?	A = 400-800m G = <400m	from the edge of the City Centre
Centre?	<b>G = </b> <400111	Centre
A key element of sustainable		
development is ensuring that		
people are able to meet their		
needs locally, thus helping to		
encourage a modal shift. This		
criteria has been included to		
provide an indication of the		
sustainability of the site. Sites located closer to the City Centre,		
where the majority of services are		
located, are expected to score		
more highly in sustainability terms.		
How far is the site from the	R = >800m	Green: Site within 400m of
nearest District or Local	A =400-800m	Histon Road Local Centre
centre?	<b>G</b> = <400m	catchment area
A key element of sustainable		
development is ensuring that		
people are able to meet their		
needs locally, thus helping to encourage a modal shift. Criteria		
measuring the distance of a site		
from its nearest district/local		
centre has been included to		
provide an indication of the		
sustainability of the site and to		
determine the appropriate density		
of development of a site.	D 000m	Arch an Oita is batus as 100
How far is the nearest health	R = >800m	Amber: Site is between 400
centre or GP service?	A =400-800m	and 800m from The Surgery, 1
	<b>G</b> = <400m	Huntingdon Road, CB3 0DB

	<u> </u>	
Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.  Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
	mitigation possible	
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
How far is the nearest primary	R = >800m	Green: Site is within 400m of
In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	A = 400-800m G = <400m or non-housing allocation	either Mayfield Primary School, Warwick Road, CB4 3HN or St Lukes Church Of England Primary, Frenchs Road, CB4 3JZ
Accessibility to outdoor facilit		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected. Site is adjacent to protected open space Histon Road Recreation Ground
If the site is protected open	R = No	The site owner must provide
space can the open space be replaced according to CLP	G = Yes	details of how this can be achieved

Local Plan policy 4/2		
Local Plan policy 4/2 Protection of Open Space  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?	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	Green: No obvious constraints that prevent the site providing minimum on-site provision
Llow for in the person outdoor	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	Croon, Site in within 1km of St
How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of St six outdoor sports facilities
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages.

contribution to the provision of new local services such as new play space via \$106 contributions. How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development. consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the site and scale of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote had terms of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the distance between the centre of the sustainable modes of transport. Chieria has therefore been included to measure the distance between the centre of the sustainable modes of transport. Chieria has therefore the indication of the proposed is an exportation of the sustainable modes of transport. Chieria has therefore the loss of employment land identified in the Employment centres is likely to promote the sustainable modes of transport. Chieria has therefore the distance between the centre of the sustainable modes of transport. Proximity the site of the main employment centre is provided an indication of the sustainable modes of transport. Proximity the site of the main employment centre is provided an indication of the sustainable modes of transport. Proximity the site of the sustainable modes of transport. Proximity the site of the sustainable modes of transport. Proximity the site of the sustainable modes of transport. Proximity the site of the sustainable modes of transport. The ELR seeks to dentify the site of the sustainable modes of transport.	contribution to the provision of		
accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to park's Open space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development which racilitate the use of sustainable modes of transport. Proximity between housing and employment which racilitate the use of sustainable modes of transport. Proximity between housing and employment element of the sustainable modes of transport. Proximity between housing and employment tender to provide an indication of the sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.  Would development tresult in the loss of employment tendicative job growth targets and safeguard and protect those site. The ELR seeks to identify an adequate supply of sites to meat indication in the area (55%).  Some loss of employment and and job opportunities not mitigated by alternative allocation in the area (55%).  Some loss of employment and and job opportunities not mitigated by alternative allocation in the area (55%).  Some loss of employment and and job opportunities not mitigated by alternative allocation in the area (55%).  Some loss of employment and and job opportunities in the proposals for non employment uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed we as sewell as the need for it.  Would allocation result in the LR should be weighed up against the potential for the proposed were as a sewell as the need for it.	new local services such as new		
Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks'open space'smulif-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (sa identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development  Supporting Economic Growth Criteria  How far is the nearest main employment centre?  National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment teentre is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment teentre to provide an indication of the sustainability of the site.  Would development result in the loss of employment land identified in the Employment centre of provide an indication of the sustainability of the site.  Would development result in the loss of employment land safeguard and protect those sites from competition from order higher value uses, particularly housing. Proposals for non employmenticus for sites identified for proposed for non employmenticus for sites identified for protential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.  Would allocation result in Mount of the proposed use as well as the need for it.  Would clocation result in A = Not within or adjacent to Green: Site in Arbury LSOA	accessible natural greenspace	G = <400m; or allocation is not	from nearest area of accessible natural greenspace
Performance   Performance   Comments	spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of		of Zild.
Performance   Performance   Comments	Supporting Economic Growth		
A = 1-3km   G = <1km or allocation is for or includes a significant element of employment centre.			Comments
A = 1-3km   G = <1km or allocation is for or includes a significant element of employment centre.	How far is the nearest main		
the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.  Would allocation result in  employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  A = Some loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%).  G = No loss of employment land and job opportunities not provide allocation in the area (> 50%).  G = No loss of employment land and job opportunities not provide allocation in the area (> 50%).	employment centre?		from an employment centre.
Would allocation result in A = Not within or adjacent to Green: Site in Arbury LSOA	patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	includes a significant element of employment or is for another non-residential use	
development in deprived areas the 40% most deprived Super 7949: 21.66 (within 40% most	patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.  Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as	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%)  C = No loss of employment land / allocation is for	land or allocation for
	patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.  Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	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 and job opportunities mitigated by alternative allocation in the area (< 50%).  G = No loss of employment land / allocation is for employment development	land or allocation for employment development

of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	deprived LSOA)
Sustainable Transport		
Criteria  What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Amber: Not accessible to HQPT as defined. However, 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? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	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	Red: High traffic volumes and no facilities for cyclists at this

National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.  A =Poor or medium quality offroad path.  G = Quiet residential street speed below 30mph, cycle	end of Histon Rd.
Air Quality, pollution, contami		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.  Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.  Would the development of the	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  R = Significant adverse impact	Amber: <1000m of an AQMA  Amber: Adverse impact
site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	A = Adverse impact G = Minimal, no impact, reduced impact	Anibel. Auverse illipact
Are there potential noise and	R = Significant adverse	Amber: Adverse impact

vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	impacts incapable of appropriate mitigation  A =Adverse impacts capable of adequate mitigation  G = No adverse effects or capable of full mitigation	
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	Green: No adverse effects or capable of full mitigation
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.  Protecting Groundwater	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 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	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development.

Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA data)?	G = Not within SPZ1 or allocation is for greenspace	- · · · · · · · · · · · · · · · · · · ·
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.		
Protecting the townscape and criteria)	historic environment (Landscap	pe addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of 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	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is	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	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.		Occasion The 40 <sup>th</sup> county in the same
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Green: The 19 <sup>th</sup> century town expansion area west of Histon Road has no history archaeological investigation and consequently nothing is known of the archaeological character of the area and, unusually, no stray finds have even been reported from gardens. This area lies north of the Roman walled town, the west gate of which lay at the road intersection of Victoria and Huntingdon Roads, so extramural settlement can be anticipated from the area. An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery?	R = Development involves a loss of existing green infrastructure which is	Amber: No significant opportunities

important role in delivering a wide mitigation. range of environmental and quality =No significant opportunities of life benefits for local or loss of existing green communities. As such criteria has infrastructure capable of been included to assess the appropriate mitigation opportunity that development on G = Development could deliver the site could have on creating significant new green and enhancing green infrastructure infrastructure delivery. Would development reduce R = Development would have a Green: Development could habitat fragmentation, enhance negative impact on existing have a positive impact by native species, and help features or network links enhancing existing features deliver habitat restoration incapable of appropriate and adding new features or network links (helping to achieve Biodiversity mitigation Action Plan targets?) Development would have a negative impact on existing A number of Biodiversity Species features or network links but and Habitat Action Plans exist for capable of appropriate Cambridge. Such sites play an mitigation important role in enhancing G = Development could have a existing biodiversity for enjoyment positive impact by enhancing and education. National planning existing features and adding policy requires the protection and new features or network links recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Red: TPO on site Are there trees on site or Development likely to have a significant adverse impact on immediately adjacent protected by a Tree Preservation Order the protected trees incapable (TPO)? of appropriate mitigation Trees are an important facet of the A =Any adverse impact on townscape and landscape and the protected trees capable of maintenance of a healthy and appropriate mitigation species diverse tree cover brings a **G** = Site does not contain or range of health, social, biodiversity adjoin any protected trees and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not captured above?

Level 2 Conclusion		
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	<ul> <li>Amber:</li> <li>Site is more than 800m from City Centre</li> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>No facilities for cyclists on this part of Histon Road and high traffic volumes</li> <li>Protected trees on site.</li> </ul>
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)	Green: Site with development potential (few or minor constraints or adverse impacts)  Pros: Proximity to Local Centre and facilities Adjacent to a main radial route Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages Within 400m of two primary schools  Cons: There are high traffic volumes and cycling provision could be better on this part of Histon Road Any damage to protected trees on site would need to be mitigated against
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

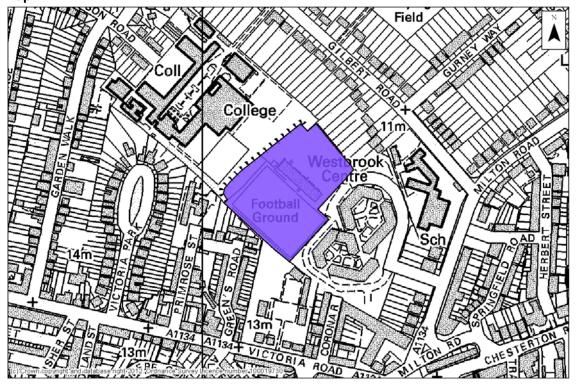
**Site Information** 

Site reference number(s): R3 (Local Plan 2006 allocation site (for residential) - site 5.05)

Site name/address: City Football Ground

Functional area (taken from SA Scoping Report): North Cambridge (West Chesterton)

Мар



**Site description**: This site is currently used as a football ground (playing field, club house, stand and car parking) for Cambridge City Football Club. The site is set away from main street frontages in an area bounded by Victoria Road, Milton Road, and Gilbert Road. The site is reached via the Westbrook Centre access road, which turns off Milton Road a short distance beyond Mitcham's Corner. Local Plan 2006 allocation site (for residential) – site 5.05.

Current use (s): Football Ground

Proposed use(s): Residential

Site size (ha): 1.714

Assumed net developable area: Assumed residential density: Potential residential capacity: 147
Existing Gross Floorspace: -

Proposed Gross Floorspace: -Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

## Relevant planning history:

Local Plan 2006 allocation site (for residential) – site 5.05. Currently pending a decision for residential development – 138 dwellings incorporating affordable housing, open space and landscaping, car and cycle parking and access roads. Previously refused permission for development of 148 dwellings incorporating affordable housing, open space and landscaping, car and cycle parking and access work in April 2012.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Flood zone 1, lowest risk of fluvial flooding.
areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.		
Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
Land Use / Green Belt	,	,
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green Belt	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC	Dell	
which looks at sites on the fringe		
of the City.		
Impact on national Nature Cor		
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	Green: Site is not near to an SSSI with no or negligible impacts
The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.	SSSI with negative impacts capable of mitigation  G = Site is not near to an SSSI with no or negligible impacts	
Impact on National Heritage A	seats	
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?  Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMS, taking account of the proposed development use and distance from the centre of the site to it. Development that is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided.	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	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?  Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.	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	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?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could	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	Green: Site is not allocated / identified for 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
prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	safeguarded area, development would have minor negative impacts <b>G</b> = Site is not within an allocated or safeguarded area.	Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber. There are access problems with this site that would need to be mitigated before any approval could be granted.
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some physical works would be needed to overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation
Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites

ensure coordination of		
development.		
Are there any known legal issues/covenants that could constrain development of the site? A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)	RR = Very significant constraints or adverse impacts R = Significant constraints or	Amber:  • There are access problems with this site that

Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.

adverse impacts

A = Some constraints or
adverse impacts

G = Minor constraints or
adverse impacts

GG = None or negligible
constraints or adverse impacts

would need to be mitigated before any approval could be granted.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site within 400m of Mitcham's Corner District Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?  Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m from The Red House Surgery, 96 Chesterton Rd, CB4 1ER
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not	Green: Development would not lead to the loss of any community facilities or

	lead to the loss of any community facilities or replacement /appropriate mitigation possible	replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Approximately 50% of site is within 400m of New Milton Road Primary School, Ascham Road, CB4 2BD with the remainder between 400 and 800m
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	Yes G = No	Red: City Football Ground (0.7ha) is identified in City Council Open Space & Recreation Strategy as protected open space and of recreational importance.
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	No 6 = Yes	Red: Any future development would need to satisfactorily demonstrate recreational facilities are 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?	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.  No, the site by virtue of its size is not able to provide the minimum standard of OS.	Red: Difficult for any development to not affect the loss of playing fields.

How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	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  R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of six outdoor sports facilities
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Bateson Road Play Area and Alexandra Gardens
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning for new development,	>400m 6 = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.

consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre?  National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity	A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	from an employment centre.
between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.		
Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employmentuses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	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	Green: No loss of employment land or allocation for employment development
Would allocation result in development in deprived areas of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living	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 Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in West Chesterton LSOA 8009: 25.31(within 40% most deprived LSOA) and West Chesterton LSOA 8007: 5.88

in an area. Inclusion of this criteria will identify where development may benefit		
areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport	R = Service does not meet the	Green: Accessible to HQPT as
service is accessible at the edge of the site?	requirements of a high quality public transport (HQPT)  A =service meets	defined. Site is within 400m of other bus services that link the site to the City Centre and
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	requirements of high quality public transport in most but not all instances  G = High quality public transport service	other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.  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.	Red: Poor quality off-road links around Mitchum's corner and on Milton Rd. Poor pedestrian and cycling connectivity with the surrounding area.
	A =Poor or 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.	
Air Quality, pollution, contami		
		Comments
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.  Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	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	Amber: <1000m of an AQMA
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Adverse impacts capable of adequate mitigation.

existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.  Are there potential light pollution problems if the site is developed, as a receptor or generator?  Are there potential odour problems if the site is developed, as a receptor or generator?  Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 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 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	Green: No adverse effects or capable of full mitigation  Green: No adverse effects or capable of full mitigation  Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development.
establish the nature of any contamination present on sites and the implications that this will		
have for development.  Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA data)?	G = Not within SPZ1 or allocation is for greenspace	
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.		

criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	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?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of 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	Amber: – Site adjacent to the Central Conservation Area
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	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	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?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Archaeological remains were recovered from this site when subject to quarrying (Swan Pit) at the beginning of the 20 <sup>th</sup> century, including Saxon burials (MCB5501). Most of this site is located over the backfilled quarry, but the south east part of the plot remained undisturbed and may well contain further inhumations or associated settlement remains. An Archaeological Condition is recommended for any consented scheme
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to a locally designated wildlife site.
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
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	Green: Through provision of new habitats, green spaces, green roofs etc

A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.

As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.

negative impact on existing features or network links but 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)?

Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.

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

Amber: There is one protected tree close to the site

# Any other information not captured above?

## **Level 2 Conclusion**

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

Amber:

- Close to City Centre and adjacent to District Centre
- Close to primary school and Bateson Road Play Area
- Loss of Protected Open Space, City Football Ground
- Good public transport links to city centre and other areas

		<ul> <li>More than 400m from nearest area of accessible natural greenspace of 2ha</li> <li>More than 800m from existing or proposed train station</li> <li>Poor pedestrian and cycling connectivity with the surrounding area</li> </ul>
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)	Amber: Site with development potential (some constraints or adverse impacts)  Pros: Close to City Centre and adjacent to District Centre The site is set away from the main street so there would be limited visual impact Close to primary school and Bateson Road Play Area Good public transport links to city centre and other areas  Cons: Loss of City Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are reprovided elsewhere in a similarly
		<ul> <li>accessible location</li> <li>Poor pedestrian and cycling connectivity with surrounding area</li> <li>Development could provide an opportunity for improvement</li> <li>There are access problems with this site that would need to be mitigated before any approval could be granted</li> </ul>
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

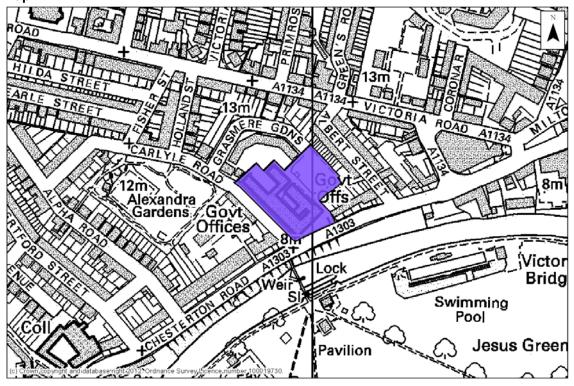
**Site Information** 

Site reference number(s): R4 (Local Plan 2006 allocation site (for residential) - site 5.15)

Site name/address: Henry Giles House, Chesterton Road

Functional area (taken from SA Scoping Report): North Cambridge (West Chesterton)

Map



**Site description**: This site relates to the four storey, flat roofed Social Security/Jobcentre building. It is located on the corner of Chesterton Road and Carlyle Road. The building is set back from Chesterton Road, with an area of car parking between the building and the footway. There is a car park to the rear of the building. It is a Local Plan 2006 allocation site (for residential) – site 5.15.

Current use (s): Office

Proposed use(s): Residential

Site size (ha): 0.775

Assumed net developable area: 0.58
Assumed residential density: 82dph
Potential residential capacity: 48

Existing Gross Floorspace:
Proposed Gross Floorspace:
Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

**Relevant planning history**: It is a Local Plan 2006 allocation site (for residential) – site 5.15. No other relevant planning history.

Level 1 Part A: Strategic Considerations		
Flood Risk		
	Performance	Comments
Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and	Performance  R = Flood risk zone 3  A = Flood risk zone 2  G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding.
applying the Exceptions Test as required.  Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Amber: Surface water issues for the whole of the site, possible to mitigate with careful consideration to the site layout.
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?  The NPPF promotes the effective use of land by reusing land that	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
has been previously developed, provided it is not of high environmental value.  Will the allocation lead to loss		Green: Not in Green Belt
vviii trie allocation lead to loss	R = Site is in the Green Belt	Green, Not in Green Beit

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common	Belt	
and along the River Cam corridor. The Green Belt at the fringe of the		
City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe		
of the City.		
Impact on national Nature Co	nservation Designations	
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
interest (6661):	A =Site is on or adjacent to an	impacis
The assessment will take into		
account the reasons for the	SSSI with negative impacts	
SSSI's designation and the	capable of mitigation	
potential impacts that	G = Site is not near to an SSSI	
development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	adjacent to a SAIVI
(SAIVI)!		
Schoduling is the process through	SAM with the potential for	
Scheduling is the process through which nationally important sites	negative impacts incapable of	
and monuments are given legal	mitigation	
protection. National planning	A =Site is adjacent to a SAM	
policy requires substantial harm to	that is less sensitive / not likely	
or loss of designated heritage	to be impacted/ or impacts are	
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled Ancient Monument (SAM) or its		
setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such	or adjoin such buildings, and
apon Liotoa Bananigo:	buildings with potential for	there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings
as either Grade 1(most important),		Setting of Such buildings
Grade 2* or Grade 2.	incapable of appropriate	
Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of	G = Site does not contain or	
mitigation.	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?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation	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.	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.
of a site.  Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites

strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Green: Start of construction between 2017 and 2031
housing/employment land etc.		
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

# **Level 1 Conclusion**

Level 1 Conclusion (after allowing scope for mitigation)

Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.

RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts

A =Some constraints or adverse impacts G = Minor constraints or

adverse impacts
GG = None or negligible
constraints or adverse impacts

### Amber:

- Majority of site is at risk from surface water flooding. This could be mitigated, but could impact on the developable area of the site.
- Existing infrastructure is likely to be sufficient

Level 2			
Accessibility to existing centr	Accessibility to existing centres and services		
Criteria	Performance	Comments	
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of the edge of the City Centre	
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.			
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site within 400m of Mitcham's Corner District Centre	
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.			
How far is the nearest health centre or GP service?  Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m from three different health centres or GP services	
triese using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an			

indication of the sustainability of		
the site.		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Park Street Primary School, Lower Park Street, CB5 8AR
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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.	Green: No obvious constraints that prevent the site providing minimum on-site provision

	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	
How far is the nearest outdoor sports facilities?	R = >3km A =1 - 3km	Green: Site is within 1km of five outdoor sports facilities
A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	G = <1km; or allocation is not housing	
How far is the nearest play space for children and teenagers?	A = >400m from children and teenager's play space G = <400m; or allocation is not	Amber: Site is within 400m of Alexandra Gardens and Jesus Green
Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via \$106 contributions.	housing	
How far is the nearest accessible natural greenspace of 2ha?	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Jesus Green
Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning for new development, consideration needs to be given to the proximity of development to		

parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	R = >3km A = 1-3km G = <1km or allocation is for or	Green: Site is less than 1km from an employment centre.
National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the	includes a significant element of employment or is for another non-residential use	
use of sustainable modes of transport. Criteria has therefore been included to measure the		
distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.		
Would development result in the loss of employment land	R = Significant loss of employment land and job	Amber: Some loss of employment land and job
identified in the Employment Land Review? The ELR seeks to identify an	opportunities not mitigated by alternative allocation in the area (> 50%)	opportunities mitigated by alternative allocation in the area.
adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  G = No loss of employment	4.64.
uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	land / allocation is for employment development	
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	Green: Site in West Chesterton LSOA 8009: 25.31(within 40% most deprived LSOA)
The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify	Index of Multiple Deprivation 2010.  G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	acpiniou Econy

where development may benefit areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances 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?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.  A = Poor or medium quality offroad path.  G = Quiet residential street	Green:

for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.			
Are there potential light	R = Significant adverse	Green. No adverse effects or	
pollution problems if the site is developed, as a receptor or	impacts incapable of appropriate mitigation	capable of full mitigation	
generator?	A =Adverse impacts capable		
generator	of adequate mitigation		
	G = No adverse effects or		
	capable of full mitigation		
Are there potential odour	R = Significant adverse	Green: No adverse effects or	
problems if the site is	impacts incapable of	capable of full mitigation	
developed, as a receptor or	appropriate mitigation		
generator?	A =Adverse impacts capable of adequate mitigation		
	G = No adverse effects or		
	capable of full mitigation		
Is there possible	R = All or a significant part of	Amber: Site partially within or	
contamination on the site?	the site within an area with a	adjacent to an area with a	
Contouring to diamedia a masterial	history of contamination which,	history of contamination, or	
Contaminated land is a material planning consideration, and Land	due to physical constraints or economic viability, is incapable	capable of remediation appropriate to proposed	
Use History Reports are available	of appropriate mitigation	development	
from the Council's Environmental	during the plan period	de verepinient	
Health Scientific Team. The presence of contamination will not	A = Site partially within or		
always rule out development, but	adjacent to an area with a		
development should not be	history of contamination, or		
permitted in areas subject to	capable of remediation		
pollution levels that are incompatible with the proposed	appropriate to proposed development		
use. Mitigation measures can be	G = Site not within or adjacent		
implemented to overcome some	to an area with a history of		
contaminated land issues, although this may have an impact	contamination		
on the economic viability of the			
development. Further			
investigation will be required to			
establish the nature of any contamination present on sites			
and the implications that this will			
have for development.			
Protecting Groundwater Criteria	Performance	Comments	
Would development be within	A =Within SPZ 1	Green: Not within SPZ1	
a source protection zone (EA	G = Not within SPZ1 or		
data)?	allocation is for greenspace		
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.			
	Protecting the townscape and historic environment (Landscape addressed by Green Belt		
criteria)			

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	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?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of 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	Amber: Site within the Central Conservation Area
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	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	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?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Multiperiod remains (late Saxon and later) found to south (MCB5545). An Archaeological Condition is recommended for any consented scheme.
<b>Biodiversity and Green Infrast</b>	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
implemented.  Does the site offer opportunity for green infrastructure delivery?  Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)  A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and	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 capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Through provision of new habitats, green spaces, green roofs etc

recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present. or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Amber: There is one Are there trees on site or R = Development likely to have a significant adverse impact on immediately adjacent protected protected tree close to the site by a Tree Preservation Order the protected trees incapable of appropriate mitigation (TPO)? Trees are an important facet of the Any adverse impact on townscape and landscape and the protected trees capable of maintenance of a healthy and appropriate mitigation species diverse tree cover brings a **G** = Site does not contain or range of health, social, biodiversity adjoin any protected trees and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not captured above? **Level 2 Conclusion** Level 2 Conclusion (after R = Significant constraints or Green: allowing scope for mitigation) adverse impacts • Close to City Centre and adjacent to Mitcham's Some constraints or adverse impacts Corner District Centre **G** = Minor constraints or Adjacent to open space adverse impacts (Jesus Green) More than 40 Close to health centres, schools and play areas • Good public transport links to city centre and other Good cycling and walking links 0m from nearest area of accessible natural greenspace of 2ha More than 800m from existing or proposed train station Within an AQMA

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)	Amber: Site with development potential (some constraints or adverse impacts)  Pros: Close to City Centre and adjacent to Mitcham's Corner District Centre Adjacent to open space (Jesus Green) Existing infrastructure is likely to be sufficient Close to health centres, schools and play areas Good public transport links to city centre and other areas Good cycling and walking links
		Cons: Surface water flooding issues Within AQMA although it is not likely that there would be net worsening of air quality  Cons:  The construction of the constructi
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

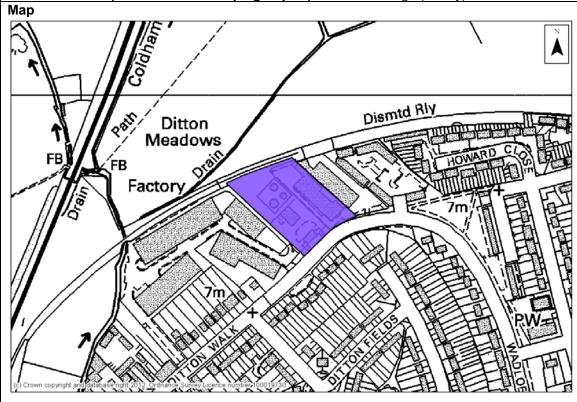
## **Cambridge City Sites Assessment Pro Forma**

### **Site Information**

**Site reference number(s):** R5 (SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added)

Site name/address: Camfields Resource Centre & Oil Depot

Functional area (taken from SA Scoping Report): East Cambridge (Abbey)



**Site description**: Industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot.

Current use (s): Resource Centre and Oil Depot

Proposed use(s): Residential

Site size (ha): 0.858ha

Assumed net developable area: -

Assumed residential density: Potential residential capacity: 38

**Existing Gross Floorspace: -**

**Proposed Gross Floorspace: -**

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: SHLAA Call for Sites

**Relevant planning history**: Permission granted for residential development on the neighbouring site in 2011(141 Ditton Walk)(11/0596/FUL). No other relevant planning history.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
	Performance  R = Flood risk zone 3  A = Flood risk zone 2  G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding. Site is adjacent to flood zone 3, highest risk of fluvial flooding.
applying the Exceptions Test as required.  Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Amber: Fairly significant amount of surface water flooding of the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?  The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
environmental value. Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common	Belt	
and along the River Cam corridor. The Green Belt at the fringe of the		
City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe		
of the City.		
Impact on national Nature Cor	nservation Designations	
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
interest (6661):	A =Site is on or adjacent to an	impacis
The assessment will take into		
account the reasons for the	SSSI with negative impacts	
SSSI's designation and the	capable of mitigation	
potential impacts that	G = Site is not near to an SSSI	
development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
		adjacent to a SAM
(SAM)?	development adjacent to a	
Cohoduling in the process through	SAM with the potential for	
Scheduling is the process through which nationally important sites	negative impacts incapable of	
and monuments are given legal	mitigation	
protection. National planning	A =Site is adjacent to a SAM	
policy requires substantial harm to	that is less sensitive / not likely	
or loss of designated heritage	to be impacted/ or impacts are	
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled		
Ancient Monument (SAM) or its setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
ı .		
upon Listed Buildings?	to, or within the setting of such	or adjoin such buildings, and
Listed buildings are as to series !	buildings with potential for	there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings
as either Grade 1(most important), Grade 2* or Grade 2.	incapable of appropriate	
Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of	G = Site does not contain or	
mitigation.	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?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation	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.	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.	
of a site.  Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)	
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public Highway	
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.	
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.	
Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites	

strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

#### **Level 1 Conclusion** Level 1 Conclusion (after RR = Very significant Amber: allowing scope for mitigation) constraints or adverse impacts • Surface water flooding R = Significant constraints or issues across the site. Include an assessment of the adverse impacts Mitigation is possible with suitability of the proposed use. A =Some constraints or careful consideration to Also whether the development of adverse impacts site layout this site for this use would be in **G** = Minor constraints or line with emerging policy in the adverse impacts Local Plan – from the Issues and GG = None or negligible Options Report and key issues constraints or adverse impacts emerging from consultation responses.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m <b>G =</b> <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Amber: Site within 800m of Barnwell Road Local Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?  Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m distance from East Barnwell Health Centre, Ditton Lane, CB5 8SP

development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.  Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
	mitigation possible	
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A = 1-3km G = <1km or non-housing allocation	Amber: Site within 3km of five secondary schools
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	>800m A = 400-800m G = <400m or non-housing allocation	Red: Site is more than 800m from the nearest primary school
	ice and green ereses	
Accessibility to outdoor facilit		0
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected.

		Site is adjacent to Ditton Meadows (Protected Open Space)
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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Abbey Meadows Primary School and St Andrews Primary School outdoor sports facilities and Barnwell Road Recreation Ground
How far is the nearest play space for children and teenagers?  Proximity to high quality play	<ul><li>A = &gt;400m from children and teenager's play space</li><li>G = &lt;400m; or allocation is not housing</li></ul>	Green: Site is within 400m of Ditton Fields Recreation Ground and Dudley Road Recreation Ground

spaces makes an important contribution to the health and		
well-being of children. As		
such, measuring the distance		
of a site from the nearest children's play space has been		
included to provide an		
indication of the sustainability		
of the site. The assessment should also		
give consideration as to		
whether the size of the site		
and scale of development are likely to require a contribution		
to the provision of new local		
services such as new play		
space via S106 contributions		
How far is the nearest	R = >400m	Green: Site is within 400m
accessible natural greenspace of 2ha?	G = <400m; or allocation is not	from nearest area of
UI ZIIa!	housing or employment	accessible natural greenspace of 2ha.
Proximity to high quality open		
spaces makes an important contribution to the health and		
well-being of communities. In		
planning for new development,		
consideration needs to be given to the proximity of		
development to parks/open		
space/multi-functional		
greenspace so that new residents can access these		
using sustainable modes of		
transport. As such, measuring		
the distance from the site to such spaces (as identified in		
the Council's Open Space		
Strategy) has been included to		
provide an indication of the sustainability of the site.		
The assessment should also		
give consideration as to		
whether the size of the site and scale of development		
<b>Supporting Economic Growth</b>		
Criteria  How far is the nearest main	Performance R = >3km	Comments Green: Site is less than 1km
employment centre?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	, ,
National planning policy promotes patterns of development which	includes a significant element of employment or is for	
facilitate the use of sustainable	another non-residential use	
modes of transport. Proximity between housing and employment		
centres is likely to promote the		
use of sustainable modes of		
transport. Criteria has therefore been included to measure the		
distance between the centre of the		
site and the main employment		

centre to provide an indication of the sustainability of the site.		
Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employmentuses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.  Would allocation result in development in deprived areas	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  A = Not within or adjacent to the 40% most deprived Super Output Areas within	Amber: Some loss of employment land identified in the 2008 Employment Land Review  Green: Site in Abbey LSOA 7945: 24.27 (within 40% most deprived LSOA)
of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.  Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	deprived LSOA)
Sustainable Transport	Dorformon	Comments
Criteria What type of public transport	Performance  R = Service does not meet the	Comments Green: Accessible to HQPT as
service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public	requirements of a high quality public transport (HQPT)  A = service meets requirements of high quality public transport in most but not all instances  G = High quality public transport service	defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.		

How far is the site from an existing or proposed train station?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.  A =Poor or 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.	Amber: Good link to Newmarket Rd but fairly poor quality of off-road provision on Newmarket Rd. Other good off-road links across Coldham's Common and Stourbridge Common unlit so issues of personal safety.
Air Quality, pollution, contami Criteria	nation and noise Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Amber: <1000m of an AQMA
AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.	AQMA, M11 or A14  A =<1000m of an AQMA, M11 or A14  G = >1000m of an AQMA, M11, or A14	

Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.  Would the development of the site result in an adverse impact/worsening of air quality?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse Impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Potential noise problems. Assessment for noise and odour and mitigation may be required
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	Green: No adverse effects or capable of full mitigation
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land	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	Amber: Information received recently show oil contamination beneath the site. Some types of residential development may not be

Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	of appropriate mitigation during the plan period 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	suitable (houses with gardens).
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)?	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
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.	historic environment (Landscap	oo addrassad by Graan Palt
criteria)	mistoric environment (Landscap	be addressed by Green Bell
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of	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	Amber: Site is adjacent to Central Extension 13/03/12. The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding

interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area. Would development impact upon buildings of local interest There are over 1,000 buildings in	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  A = Site contains, is adjacent to, or within the setting of such buildings with potential for	Green: Site does not contain or adjoin such buildings, and there is no impact to the
Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	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	there is no impact to the setting of such buildings
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on	Amber: NGR: 547590 259880. Adjacent area (141 Ditton Walk) is heavily disturbed and archaeological remains are not likely to survive present land use.
Biodiversity and Green Infrast	site or in vicinity	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation	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	Amber: Near to Stourbridge Common LNR, adjacent to Ditton Meadows City Wildlife Site
include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation	mitigation  G = Does not contain, is not adjacent to or local area will be developed as greenspace	

and/or compensatory measures and nature conservation enhancement measures should be implemented.		
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Green: Appropriate development could enhance boundary habitats and views from Ditton Meadows
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)  A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.  As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be	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 capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
implemented.  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?  Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.  Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the	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	Green: There are no Tree Preservation Orders on or near the site.

development that outweigh the current and future amenity value of the trees. Any other information not captured above? **Level 2 Conclusion** Level 2 Conclusion (after R = Significant constraints or Amber: allowing scope for mitigation) adverse impacts Adjacent to an established A =Some constraints or residential community adverse impacts Good public transport links **G** = Minor constraints or to city centre and other adverse impacts areas · Close to play areas and accessible natural greenspace, Ditton Fields Recreation Ground and **Dudley Road Recreation** Ground • More than 800m from existing or proposed train station • Within 800m of Barnwell **Local Centre** • Oil contamination beneath the site. Capable of remediation but some types of residential development may not be suitable (houses with gardens) Any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site. **Overall Conclusion** R = Site with no significant Amber: development potential Site with development (significant constraints and potential (some constraints or adverse impacts) adverse impacts) = Site with development potential (some constraints or Pros: adverse impacts) Adjacent to an established **G** = Site with development residential community potential (few or minor Good public transport links constraints or adverse impacts) to city centre and other areas · Close to play areas and accessible natural greenspace, Ditton Fields Recreation Ground and **Dudley Road Recreation** Ground Potential to clean up

		contaminated site  Existing infrastructure is likely to be sufficient  Within 800m of Barnwell Local Centre
		Surface water flooding issues across the site. Mitigation is possible with careful consideration to site layout     Oil contamination beneath the site. Capable of remediation but some types of residential development may not be suitable (houses with gardens)     Any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site.
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

**Site Information** 

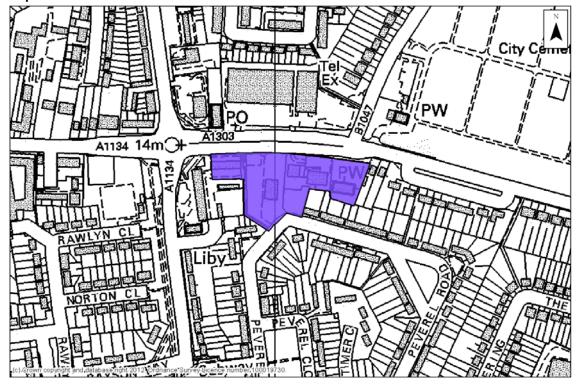
Site reference number(s): R6 (SHLAA Site CC443)

Site name/address: 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell

Community Centre and Meadowlands, Newmarket Road

Functional area (taken from SA Scoping Report): East Cambridge (Abbey)

## Map



**Site description**: A series of community facility and other mixed use type buildings and associated car parking, on the south side of Newmarket Road close to the Barnwell Road / Wadloes Road roundabout. Residential development borders the site to the east and south.

Current use: Churches, community centre, flats, nursery, games court, vicarage and car park

Proposed use(s): 75 housing units

Site size (ha): 1.01ha

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 75

**Existing Gross Floorspace: -**

**Proposed Gross Floorspace: -**

Site owner/promoter: Owners known

**Landowner has agreed to promote site for development?:** County Council and there is interest from 3 of the 4 site owners. Waiting to hear from remaining owner.

Site origin: SHLAA Call for Sites

**Relevant planning history**: There was an application for an extension to the Methodist Church (08/1431/FUL) approved.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3 A = Flood risk zone 2	Green: Flood zone 1, lowest risk of fluvial flooding.
The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and	G = Flood risk zone 1	
applying the Exceptions Test as required.  Is site at risk from surface water flooding?	R = High risk, A = Medium risk	Green: No surface water issues.
In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	G = Low risk	
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Site not in Green Belt

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in	Belt	
the joint pro forma with SCDC		
which looks at sites on the fringe		
of the City.		
Impact on national Nature Cor		
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	Green: No
, , ,	A =Site is on or adjacent to an	
The assessment will take into	SSSI with negative impacts	
account the reasons for the	capable of mitigation	
SSSI's designation and the	G = Site is not near to an SSSI	
potential impacts that development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: The development of
Scheduled Ancient Monument	allocation will lead to	the Site would not affect a
(SAM)?	development adjacent to a	Scheduled Ancient Monument.
(5)	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal	A =Site is adjacent to a SAM	
protection. National planning	that is less sensitive / not likely	
policy requires substantial harm to or loss of designated heritage	to be impacted/ or impacts are	
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled		
Ancient Monument (SAM) or its setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such buildings with potential for	or adjoin such buildings, and there is no impact to the
Listed buildings are categorised as either Grade 1(most important),	significant negative impacts incapable of appropriate	setting of such buildings
Grade 2* or Grade 2.	mitigation	
Consideration needs to be given to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of mitigation.	G = Site does not contain or	
mugauon.	adjoin such buildings, and there is no impact to the	
	setting of such buildings	
1	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?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation	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.	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.
of a site.  Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: 25% of site in 'All Structures' with the remainder in 'Any structure >10m
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.	R = No A = Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public Highway.
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  For schemes of 50 dwellings or more 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.

Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.	R = Yes G = No	Green: No. The site does not provide access to other properties/ highway, and is not part of a larger site or prejudice a strategic site development.
Are there any known legal issues/covenants that could constrain development of the site?  A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.	R = Yes G = No	Green: No known legal issues/covenants that could constrain development of the site
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include

		capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation)	constraints or adverse impacts  R = Significant constraints or	Multiple land ownership
Include an assessment of the	adverse impacts	
suitability of the proposed use.	A =Some constraints or	
Also whether the development of this site for this use would be in	adverse impacts	
line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m <b>G =</b> <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms. How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Barnwell Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.  How far is the nearest health centre or GP service?	R = >800m A =400-800m	Green: Majority of site is within 400m of East Barnwell Health
Local services are essential to the quality of life of residents and	<b>G</b> = <400m	Centre, Ditton Lane, CB5 8SP

employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.  Would development lead to a loss of community facilities?	Allocation would lead to loss of community facilities  • Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Red: Use of site associated with a community facility: Yes - the site comprises the Holy Cross Church, Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site is within 3kms of 5 secondary schools Chesterton Community College, Coleridge Community College, St Bede's Inter-Church Comprehensive School, Manor Community College, Parkside Community College.
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Approximately half of site within 400m distance from Abbey Meadows Primary School.

Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School)
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and well-	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Peverel Road Play Area

being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions.		
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important	>400m <b>G</b> = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest accessible natural greenspace of 2ha.
contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth	Dorformana	Commente
Criteria	Performance	Comments
How far is the nearest main employment centre?  National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.  Would development result in the loss of employment land.	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  R = Significant loss of employment land and job	Green: No loss of employment
the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and	employment land and job opportunities not mitigated by alternative allocation in the area (> 50%)  A = Some loss of employment land and job opportunities	land

safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employmentuses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.  Would allocation result in development in deprived areas of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	mitigated by alternative allocation in the area (< 50%).  G = No loss of employment land / allocation is for employment development  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 Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Abbey LSOA 7947: 23.64 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances 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? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.

uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.		
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.  A =Poor or medium quality offroad 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.	Amber: Medium/poor quality off-road path along Newmarket Rd and busy roundabout to cross. Link to Peverel Rd should be widened and segregated by a kerb rather than railing as part of the development of the site.
	<b>GG</b> = Quiet residential street designed for 20mph speeds,	
	high quality off-road paths with good segregation from	
	pedestrians, uni-directional hybrid cycle lanes.	
Air Quality, pollution, contami		
Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Amber: Big site, Air Quality
AQMA, the M11 or the A14?	AQMA, M11 or A14 A =<1000m of an AQMA, M11	Assessment required.
The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication	or A14 <b>G</b> = >1000m of an AQMA, M11, or A14	
of the sustainability of the site.  Would the development of the	D. Cignificant advance in a	Ambori Advarsa imas a -t
I WALLIG THE GOVELDNMENT OF THE	R = Significant adverse impact	Amber: Adverse impact

site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	A =Adverse impact G = Minimal, no impact, reduced impact	
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Noise affecting the end of the site near Newmarket Road. Noise assessment required.
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	Green: No adverse effects or capable of full mitigation
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed	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 A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Green: Site not within or adjacent to an area with a history of contamination

use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.  Protecting Groundwater Criteria	G = Site not within or adjacent to an area with a history of contamination  Performance	Comments
Would development be within a source protection zone (EA data)?  Groundwater sources (e.g. wells,	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
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.		
Protecting the townscape and criteria)	historic environment (Landscap	pe addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	Amber: The development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.
Would development impact upon a Conservation Area?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a	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	Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.

Conservation Area.		
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	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	Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Archaeological investigations undertaken on the adjacent Barnwell Road site revealed a cemetery of probable Saxon date (HER 16936). Additional burials or associated settlement evidence may extend into the proposal area.
<b>Biodiversity and Green Infrast</b>	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green. The site is not of Local Nature Conservation Importance.
Does the site offer opportunity for green infrastructure delivery?	R = Development involves a loss of existing green infrastructure which is	Amber. No significant opportunities or loss of existing green infrastructure

Green infrastructure plays an incapable of appropriate capable of appropriate important role in delivering a wide mitigation. mitigation range of environmental and quality A =No significant opportunities of life benefits for local or loss of existing green communities. As such criteria has infrastructure capable of been included to assess the appropriate mitigation opportunity that development on G = Development could deliver the site could have on creating significant new green and enhancing green infrastructure infrastructure delivery. Would development reduce R = Development would have a Green: Potentially positive habitat fragmentation, enhance impact through protection of negative impact on existing native species, and help features or network links existing habitats and deliver habitat restoration incapable of appropriate enhancement in landscaping (helping to achieve Biodiversity mitigation schemes. Action Plan targets?) Development would have a negative impact on existing A number of Biodiversity Species features or network links but and Habitat Action Plans exist for capable of appropriate Cambridge. Such sites play an mitigation important role in enhancing G = Development could have a existing biodiversity for enjoyment positive impact by enhancing and education. National planning existing features and adding policy requires the protection and new features or network links recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Are there trees on site or R = Development likely to have Amber: A tree on the immediately adjacent protected a significant adverse impact on Methodist Church site has a by a Tree Preservation Order the protected trees incapable Tree Preservation Order. (TPO)? of appropriate mitigation Trees are an important facet of the Any adverse impact on townscape and landscape and the protected trees capable of maintenance of a healthy and appropriate mitigation species diverse tree cover brings a **G** = Site does not contain or range of health, social, biodiversity adjoin any protected trees and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not captured above?

No known car parking issues. Site not in Controlled Parking Zone (CPZ).

Level 2 Conclusion		
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	Green:  Site is more than 800m from City Centre  Development would result in the loss of community facilities, but these would be replaced on site  More than 400m from nearest area of accessible natural greenspace of 2ha  More than 800m from existing or proposed train station  A tree on the Methodist Church site has a Tree Preservation Order.
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)	Green: Site with development potential (few or minor constraints or adverse impacts)  Pros:  Redevelopment of the site would make more efficient use of land and any proposal would need to include modern replacement community facilities.  Close to Barnwell Road Local Centre, East Barnwell Health Centre and Peverel Road Play Area  Existing infrastructure likely to be sufficient Good public transport links to city centre and other areas Existing community facilities are in very poor quality buildings and redevelopment would enable an upgrade  Cons:  Multiple land ownership A tree on the Methodist Church site has a Tree Preservation Order.  More than 800m from existing or proposed train station
Viability feedback (from	R = Unlikely to be viable	Amber: Viability work is

## Cambridge Local Plan – Towards 2031 Technical Background Document – Site Assessments Within Cambridge

consultants)	A =May be viable	currently underway and will
	G = Likely to be viable	inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

**Site Information** 

Site reference number(s): R7 (Local Plan 2006 Allocation (for residential) – Site 5.02)

Site name/address: The Paddocks, Cherry Hinton Road

Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)

Мар



**Site description**: Industrial estate located just to the north of Cherry Hinton Road, close to the junction with Perne Road. The site is bounded to the north, east and south by residential and are allotment gardens and residential to the west.

Current use (s): Industrial estate

Proposed use(s): Residential

Site size (ha): 2.796

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 123

**Existing Gross Floorspace: -**

**Proposed Gross Floorspace: -**

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

**Relevant planning history**: Allocated as a proposals site for residential development as part of the 2006 Local Plan (Site 5.02) – The Paddocks Trading estate. No other relevant planning history.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?  The assessment will address	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Flood zone 1, lowest risk of fluvial flooding
whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and	G = Plood risk Zone 1	
applying the Exceptions Test as required. Is site at risk from surface water flooding?	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).		
Criteria	Performance	Comments
Will allocation make use of	R = Not on PDL	Green: 100% PDL
previously developed land (PDL)?	A = Partially on PDL G = Entirely on PDL	
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.  Impact on national Nature Cor	Belt  nservation Designations	
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?  The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.	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 impacts	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?  Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMS, taking account of the proposed development use and distance from the centre of the site to it. Development that is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided.	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	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?  Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.	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	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?  Reference needs to be made to	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or	
the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should	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	Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste	
be flagged up, but this would not necessarily rule out the allocation of a site.	allocated or safeguarded area.	Consultation Area.	
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)	
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.	
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.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.	
Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated	For schemes of 50 dwellings or more 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?	R = Insufficient capacity.  Negative effects incapable of appropriate mitigation.  A =Insufficient capacity.  Negative effects capable of	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation	
Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully		

	mitigated	
Is the site part of a larger site	R = Yes	Green: Site is not part of a
and could it prejudice	G = No	larger site and would not
development of any strategic		prejudice development of any
sites?		strategic sites
Comments should flag up whether		
the site is part of a larger development site or whether it is		
located in close proximity to a		
strategic site. Consideration of		
this at allocation stage can help		
ensure coordination of		
development.  Are there any known legal	R = Yes	Green: No known legal
issues/covenants that could	G = No	issues/covenants that could
constrain development of the	0 = 110	constrain development
site?		conduction development
ono.		
A summary of any known legal		
issues that could constrain the		
development of the site should be		
given. Issues that should be considered are; whether the site is		
in multiple ownership, the		
presence of ransom strips,		
covenants, existing use		
agreements, owner agreement or		
developer agreement.  Timeframe for bringing the site	R = Beyond 2031 (beyond	Amber: Start of construction
forward for development?	plan period)	between 2017 and 2031
lorward for development:	A =Start of construction	between 2017 and 2001
Knowledge of the timeframe for	between 2017 and 2031	
bringing forward development will	G = Start of construction	
help inform whether allocation of	between 2011 and 2016	
the site would have the potential to contribute to the Council's		
required land supply for		
housing/employment land etc.		
Would development of the site	R = Yes, significant upgrades	Amber: Improved utilities
require significant new /	likely to be required but	required. The developer will
upgraded utility infrastructure?	constraints incapable of	need to liaise with the relevant
	appropriate mitigation	service provider/s to determine
	A = Yes, significant upgrades	the appropriate utility
	likely to be required,	infrastructure provision.
	constraints capable of	
	appropriate mitigation <b>G</b> = No, existing infrastructure	
	likely to be sufficient	
Is the site in the vicinity of an	G = Yes	Amber: No
existing or proposed district	A = No	
heating network/community		
energy networks?		
Would development of the site	R = School capacity not	Amber: The implications of
be likely to require new	sufficient, constraints cannot	development locations for
education provision?	be appropriately mitigated.	education provision will need
	A = School capacity not	to be considered as part of
	sufficient, constraints can be	taking the Plan forward. The
	appropriately mitigated  G = Non-residential	scale and location of
	development / surplus school	development will be important in terms of current education
	places	capacity and how any issues
	piacoo	oupdoily and now any issues

Level 1 Conclusion		can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
	DD - Vory significant	Green:
Level 1 Conclusion (after	RR = Very significant	
allowing scope for mitigation)	constraints or adverse impacts	Minor constraints which
	R = Significant constraints or	could be mitigated.
Include an assessment of the	adverse impacts	
suitability of the proposed use.	A =Some constraints or	
Also whether the development of	adverse impacts	
this site for this use would be in	<b>G</b> = Minor constraints or	
line with emerging policy in the	adverse impacts	
Local Plan – from the Issues and	GG = None or negligible	
Options Report and key issues	constraints or adverse impacts	
emerging from consultation	Terrorramine of davoros impacts	
responses.		

Level 2		
Accessibility to existing centres and services		
Criteria	Performance >800m	Comments  Red: Site is more than 800m
How far is the site from edge	>800III A = 400-800m	
of defined Cambridge City Centre?	G = <400m	from the edge of the City Centre
Centre?	<b>G</b> = <400m	Centre
A key element of sustainable		
development is ensuring that		
people are able to meet their		
needs locally, thus helping to		
encourage a modal shift. This		
criteria has been included to		
provide an indication of the		
sustainability of the site. Sites		
located closer to the City Centre,		
where the majority of services are located, are expected to score		
more highly in sustainability terms.		
How far is the site from the	R = >800m	Green: Site within 400m of
nearest District or Local	A =400-800m	Adkins Corner
centre?	<b>G</b> = <400m	7 (31.11.10 0011101
33.11.01	- 1100m	
A key element of sustainable		
development is ensuring that		
people are able to meet their		
needs locally, thus helping to		
encourage a modal shift. Criteria		
measuring the distance of a site		
from its nearest district/local		
centre has been included to		
provide an indication of the sustainability of the site and to		
determine the appropriate density		
of development of a site.		
How far is the nearest health	R = >800m	Green: Site is within 400m
centre or GP service?	A =400-800m	distance of Cornford House
	<b>G</b> = <400m	Surgery, 364 Cherry Hinton
Local services are essential to the		Road, CB1 4BA
quality of life of residents and		

employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.  Would development lead to a	R = Allocation would lead to	Green: Development would
loss of community facilities?	loss of community facilities  G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St.Bedes Inter-Church School, Birdwood Road, CB1 3TB
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from: Queen Emma Primary School, Gunhild Way, CB1 8QY; Morley Memorial School, 91 Blinco Grove, CB1 7TX; Queen Ediths County Primary School, Godwin Way, CB1 8QP; and Ridgefield Primary School, Radegund Road, CB1 3RH
Accessibility to outdoor facility		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected. The site is adjacent to Perne Road Allotments protected for both the allotments' environmental and recreational importance.
If the site is protected open space can the open space be replaced according to CLP	R = No G = Yes	The site owner must provide details of how this can be achieved

Legal Diam nation 4/0		
Local Plan policy 4/2 Protection of Open Space		
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?	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site within 400m of St Bede's School
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of St Thomas' Road Play Area and Cherry Hinton Hall is only just beyond 400m from the site and remains easily accessible

contribution to the provision of		
new local services such as new play space via S106 contributions		
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance	>400m G = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha but Cherry Hinton Hall is only just over 400m away.
from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		0
Criteria How far is the nearest main	Performance R = >3km	Comments Green: Site is less than 1km
employment centre?	<b>A</b> = 1-3km	from an employment centre.
National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	
patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of	includes a significant element of employment or is for	Amber: Some loss of employment land.  Amber: Site is in Coleridge

of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.  Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Coleridge LSOA 7968: 9.55
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances 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? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>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?	RR = no cycling provision and traffic speeds >30mph with	Amber: Safety improvements for cyclists are needed to the

National Planning Policy stresses	high vehicular traffic volume.	roundabout. Off-road facilities
the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle	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	for cyclists in the area are of a medium quality, particularly further west along Cherry Hinton Rd where they disappear altogether.
route will provide an indication of the sustainability of the site.	accident rate to access local facilities/school.	
	A =Poor or 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.	
Air Quality, pollution, contami		
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	Green: 1000m of an AQMA, M11, or A14
The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and	A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	
play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication	or A14 <b>G</b> = >1000m of an AQMA,	
play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air	or A14 <b>G</b> = >1000m of an AQMA,	Amber: Adverse impact  Green: No adverse effects or

vibration problems if the site is	impacts incapable of	capable of full mitigation.
developed, as a receptor or	appropriate mitigation	
generator?	A =Adverse impacts capable	
9	of adequate mitigation	
National planning policy requires	G = No adverse effects or	
preventing both new and existing	capable of full mitigation	
development from contributing to	Supulie of full finingation	
or being put at unacceptable risk		
from, or being adversely affected		
by unacceptable levels of noise		
pollution.		
Criteria has been included to assess whether there are any		
existing noise sources that could		
impact on the suitability of a site,		
which is of particular importance		
for residential development. The		
presence of noise sources will not		
necessarily render a site		
undevelopable as appropriate		
mitigation measures may be available, and will also depend on		
the proposed development use.		
Are there potential light	R = Significant adverse	Green: No adverse effects or
pollution problems if the site is	impacts incapable of	capable of full mitigation
developed, as a receptor or	appropriate mitigation	. 3
generator?	A =Adverse impacts capable	
	of adequate mitigation	
	G = No adverse effects or	
	capable of full mitigation	
Are there potential odour	R = Significant adverse	Green: No adverse effects or
problems if the site is	impacts incapable of	capable of full mitigation
developed, as a receptor or	appropriate mitigation	
generator?	A =Adverse impacts capable	
	of adequate mitigation	
	G = No adverse effects or	
le there were the	capable of full mitigation	A male and Citizen and allowed their an
Is there possible contamination on the site?	R = All or a significant part of the site within an area with a	Amber: Site partially within or
contamination on the site?		adjacent to an area with a
Contaminated land is a material	history of contamination which, due to physical constraints or	history of contamination, or
planning consideration, and Land	economic viability, is incapable	capable of remediation appropriate to proposed
Use History Reports are available	of appropriate mitigation	development
from the Council's Environmental	during the plan period	development
Health Scientific Team. The	A = Site partially within or	
presence of contamination will not	adjacent to an area with a	
always rule out development, but development should not be	history of contamination, or	
permitted in areas subject to	capable of remediation	
pollution levels that are	appropriate to proposed	
incompatible with the proposed	development	
use. Mitigation measures can be	G = Site not within or adjacent	
implemented to overcome some	to an area with a history of	
contaminated land issues,	contamination	
although this may have an impact on the economic viability of the		
development. Further		
investigation will be required to		
establish the nature of any		
contamination present on sites		
and the implications that this will		
have for development.  Protecting Groundwater		
Criteria	Performance	Comments
Ontena	i enomance	Comments

Would development be within a source protection zone (EA data)?  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.  Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)  Criteria  Performance  R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts in Cambridge. National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would  A =Within SPZ 1  G = Not within SPZ1 or allocation is for greenspace  Green: Not within SPZ1  G = Not within SPZ1 or allocation is for greenspace  Green: Not within SPZ1
data)?  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.  Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)  Criteria  Would allocation impact upon a historic park/garden?  Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether  allocation is for greenspace  addressed by Green Belt Comments  Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas, and there is no impact to the setting of such areas.
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criteria has been included to allow consideration of whether  no impact to the setting of such areas
consideration of whether such areas
Sucil aleas
development on the site would
have an adverse impact on a
historic park or garden its setting.
Would development impact  R = Site contains, is adjacent  Green: Site does not contain
upon a Conservation Area? to, or within the setting of such or adjoin such areas, and
an area with potential for there is no impact to the
The Planning (Listed Buildings significant negative impacts setting of such areas
and Conservation Areas) Act incapable of appropriate
modpasie of appropriate
and a vitia to the inverted
conservation areas 'areas of energial explications are storing of such to, or within the setting of such
special architectural of historic
interest that character of
appearance of which it is desirable negative impacts capable of
to preserve or enhance'. appropriate mitigation
Cambridge's Conservation Areas  G = Site does not contain or
are relatively diverse. As such adjoin such an area, and there
consideration needs to be given to is no impact to the setting of
the potential impact that such an area
development may have on the
setting, or views into and out of a
Conservation Area.
Would development impact  A = Site contains, is adjacent  Green: Site does not contain
upon buildings of local interest to, or within the setting of such or adjoin such buildings, and
There are over 1,000 buildings in buildings with potential for there is no impact to the
Cambridge that are important to negative impacts capable of setting of such buildings
the locality or the City's history appropriate mitigation
and architectural development
Local planning policy protects
I SUCH DUNGINGS TOM GOVERNMENT
there is no impact to the
which adversely affects them there is no impact to the
which adversely affects them unless: there is no impact to the setting of such buildings
which adversely affects them unless:  - The building is  there is no impact to the setting of such buildings
which adversely affects them unless: there is no impact to the setting of such buildings

reuse;		-
- or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.		
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: No archaeological historic of excavation in this area buit stray finds are known from gardens south of the plot (eg MCBs5247, 5794). WW2 structures in the vicinity (to the north: MCB17102). An Archaeological Condition is recommended for any consented scheme.
<b>Biodiversity and Green Infrast</b>		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance	R = Development would have a negative impact on existing	Green: Through provision of new habitats, green spaces,

native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)

A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.

As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.

features or network links incapable of appropriate mitigation

- A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
- **G** = Development could have a positive impact by enhancing existing features and adding new features or network links

green roofs etc

Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?

Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of 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

Amber: Site contains protected land with protected trees on the site boundary

Any other information not captured above?

#### **Level 2 Conclusion**

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

#### Green:

- Close to Adkins Corner Local Centre and other facilities.
- Close to Comford House Surgery, four primary schools, sports facilities and two play areas
- Good public transport links

		to city centre and other areas  Some loss of employment land Potential contamination on site Land with protected trees adjacent
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)	Green: Site with development potential (few or minor constraints or adverse impacts)  Pros: Close to Adkins Corner Local Centre and other facilities. Adjacent to an established residential community Close to Comford House Surgery, four primary schools, sports facilities and two play areas Good public transport links to city centre and other areas  Cons: Potential contamination from industrial use Some loss of employment land
		<ul> <li>Safety improvements for cyclists needed to roundabout</li> </ul>
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

Site Information

Site reference number(s): R8 - (SHLAA Site - CC087)

Site name/address: 149 Cherry Hinton Road

Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)

Map



**Site description**: The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.

**Current use**: Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).

Proposed use(s): 17 housing units

Site size (ha): 0.55ha

Assumed net developable area: 0.413ha

residential is a use that would be considered.

Assumed residential density: 75dph

Potential residential capacity: 17

Existing Gross Floorspace: Proposed Gross Floorspace: Site owner/promoter: Unconfirmed

Landowner has agreed to promote site for development?: Landowner considers current use will continue for some time but site could come forward before the end of the plan period and

Site origin: SHLAA Call for Sites

Relevant planning history: None.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Criteria Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and	Performance  R = Flood risk zone 3  A = Flood risk zone 2  G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding.
applying the Exceptions Test as required.  Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design.
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?  The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
environmental value.  Will the allocation lead to loss	D - Cita io in the Cream Balt	Green: Not in Green Belt
vviii tile allocation lead to 1055	R = Site is in the Green Belt	Green. Not in Green Belt

of land within the Green Belt?	<b>G</b> = Site is not in the Green Belt	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor.	Deit	
The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC		
which looks at sites on the fringe		
of the City.		
Impact on national Nature Cor		
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	Green: Site is not near to an SSSI with no or negligible impacts
interest (333i):	A =Site is on or adjacent to an	Impacts
The assessment will take into	SSSI with negative impacts	
account the reasons for the	capable of mitigation	
SSSI's designation and the	G = Site is not near to an SSSI	
potential impacts that	with no or negligible impacts	
development could have on this.		
Impact on National Heritage A Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Comments Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	adjacent to a SAM
(O/tivi):	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal	A =Site is adjacent to a SAM	
protection. National planning	that is less sensitive / not likely	
policy requires substantial harm to or loss of designated heritage	to be impacted/ or impacts are	
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled Ancient Monument (SAM) or its		
setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such buildings with potential for	or adjoin such buildings, and there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings
as either Grade 1(most important),	incapable of appropriate	_
Grade 2* or Grade 2. Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation <b>G</b> = Site does not contain or	
use, and the possibility of mitigation.	adjoin such buildings, and	
	there is no impact to the	
	setting of such buildings	

Part B: Deliverability and Viab	ility Criteria	
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	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.	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.	R = No A = Yes, with mitigation G = Yes	Amber: Access to this site will be achievable with works to the adopted public highway.
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a	R = Yes G = No	Green: The site forms part of a larger light industrial site. Although development on this site would not prejudice development on the other site it may make sense to allocate them together.

strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development of the site
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

#### **Level 1 Conclusion** Level 1 Conclusion (after RR = Very significant Green: allowing scope for mitigation) constraints or adverse impacts • Existing infrastructure **R** = Significant constraints or likely to be sufficient Include an assessment of the adverse impacts suitability of the proposed use. Some constraints or Also whether the development of adverse impacts this site for this use would be in **G** = Minor constraints or line with emerging policy in the adverse impacts Local Plan – from the Issues and GG = None or negligible Options Report and key issues constraints or adverse impacts emerging from consultation responses.

Level 2		
Accessibility to existing centr	es and services	
Criteria	Performance	Comments
How far is the site from edge	>800m	Red: Site is more than 800m
of defined Cambridge City	A = 400-800m	from the edge of the City
Centre?	<b>G</b> = <400m	Centre
Contro!	<b>3 = </b>	Contro
A key element of sustainable		
development is ensuring that		
people are able to meet their		
needs locally, thus helping to		
encourage a modal shift. This		
criteria has been included to		
provide an indication of the		
sustainability of the site. Sites		
located closer to the City Centre,		
where the majority of services are		
located, are expected to score		
more highly in sustainability terms.		
How far is the site from the	R = >800m	Green: Site is within 400m of
nearest District or Local	A =400-800m	both Cherry Hinton Road East
centre?	<b>G</b> = <400m	and West local centre
	·	catchment areas.
A key element of sustainable		odtomnont arodo.
development is ensuring that		
people are able to meet their		
needs locally, thus helping to		
encourage a modal shift. Criteria		
measuring the distance of a site		
from its nearest district/local		
centre has been included to		
provide an indication of the		
sustainability of the site and to		
determine the appropriate density		
of development of a site.		
How far is the nearest health	R = >800 m	Amber: Majority of site is just
centre or GP service?	A =400-800m	within 800m distance of
	G = <400 m	Cornford House Surgery, 364
Local services are essential to the	- 4100111	Cherry Hinton Road, CB1 4BA
quality of life of residents and		Cherry Filmton Roda, OBT 4B/
employees. In planning for new		
development, consideration needs		
to be given to the proximity of		
development to local services so		
that new residents can access		
these using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
health centre/GP service has		
been included to provide an		

indication of the sustainability of		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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.	Green: No obvious constraints that prevent the site providing minimum on-site provision.

How far is the nearest outdoor	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  R = >3km	Green: Site is within 1km of
sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	A = 1 - 3km G = <1km; or allocation is not housing	Coleridge Community College Playing Fields
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via \$106 contributions.	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: site is within 400m of Coleridge Recreation Ground
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning	R = >400m G = <400m; or allocation is not housing or employment	Green: site is within 400m of Coleridge Recreation Ground

for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		0
Criteria	Performance	Comments
How far is the nearest main employment centre?  National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	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	Green: While the site is in light
Would development result in the loss of employment land identified in the Employment Land Review?  The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employmentuses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	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	Green: While the site is in light industrial use it is not identified in the Employment Land Review and given the residential nature of the area the redevelopment of the site for residential may be more appropriate.
Would allocation result in development in deprived areas of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are	A = Not within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) 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.	Amber: Site is in LSOA Coleridge 7966: 11

experienced by individuals living in an area.		
Inclusion of this criteria will identify		
where development may benefit		
areas where deprivation is an		
issue.		
Sustainable Transport	Denfermen	0
Criteria	Performance	Comments Green: Accessible to HQPT as
What type of public transport service is accessible at the	R = Service does not meet the requirements of a high quality	defined. Site is within 400m of
edge of the site?	public transport (HQPT)	other bus services that link the
cage of the one:	A =service meets	site to the City Centre and
National Planning Policy promotes	requirements of high quality	other areas.
the need to support a pattern of	public transport in most but not	
development which facilitates the	all instances	
use of sustainable modes of transport. Access between	G = High quality public	
residential, employment and retail	transport service	
uses and high quality public		
transport routes is pivotal to		
achieving that aim. As such the		
inclusion of criteria that measures the distance of a site from the		
nearest high quality public		
transport route will provide an		
indication of the sustainability of		
the site. In assessing the performance of		
this criteria, reference should be		
made to the Cambridge City Local		
Plan definition of 'high quality		
public transport routes'.		
How far is the site from an	R = >800m	Amber: Site is within 800m of
existing or proposed train	A =400 - 800m	
	A =400 - 600III	the existing train station.
station?	<b>G</b> = <400m	the existing train station.
National Planning Policy promotes		the existing train station.
National Planning Policy promotes the need to support a pattern of		the existing train station.
National Planning Policy promotes the need to support a pattern of development which facilitates the		the existing train station.
National Planning Policy promotes the need to support a pattern of		the existing train station.
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of		the existing train station.
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public		the existing train station.
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National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability	RR = no cycling provision and	Amber: Medium quality off-road path along some of
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses	<b>G</b> = <400m	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic calming or removal of car
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.  R = No cycling provision or a	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments	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	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on
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National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance	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.	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on
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National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.  What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of	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.	Amber: Medium quality off- road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on Coleridge Rd for route to
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A =Poor or medium quality off- road path.  G = Quiet residential street speed below 30mph, cycle lane with 1.5 m 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 path with good segregation from pedestrians, uni-directional hybrid cycle lanes.  Ferformance  Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the pratection of air quality by ensuring that land use decisions do not adversely affected by the air quality in any AOMA. or conflict with or render ineffective any elements of the local authority's air quality allow poor air duality. Will provide an indication of the sustainability of the site.  Would the development of the site result in an adverse impact voursening of air quality.  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being put at unacceptable risk proventing both new and existing development from contributing to or being put at unacceptable risk from or being put at unacceptable risk preventing both new and existing development from contributing to or being put at unacceptable risk from, or being put at unacceptable risk preventing both new and existing development from contributing to or being put at unacceptable risk preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise preventing both new and existing development from contributing to or bard put at unacceptable risk from or being adversely affected by unacceptable levels of noise preventing both new and existing to heirg put at unacceptable risk from or being adversely affected by unacceptable levels of noise preventing both new and existing to heirg put at unacceptable risk preventing both new and existing to heirg put at unacceptable risk preventing both new and existing to			
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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.  Air Quality, pollution, contamination and noise  Criteria Performance Performance Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality or ensuring that land use decisions do not adversely affect, or are not adversely affect, or are not adversely affect, or are not adversely affected by the air quality in any AQMA, or conlict with or render ineffective any elements of the local authonity is air quality and participation. There is currently one AQMA within Combridge. There is currently one AQMA within Combridge. The planning policy requires impact/worsening of air quality, will provide an indication of the sustainability of the site result in an adverse impact worsening of air quality? National planning policy requires preventing both new and existing development from contributing to robeing put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires reventing both new and existing development from contributing to robeing put at unacceptable risk from, or being adversely affected by unacceptable levels of or being put at unacceptable risk from, or being adversely affected by unacceptable levels of or participation or being adversely affected by unacceptable lovels of noise controls being needed.  R = Significant adverse impact capable of adequate mitigation G = No adverse effects or capable of or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise controls being needed.		Todu patri.	
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.  Air Quality, pollution, contamination and noise  Criteria  Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affected by, the air quality in any AQMA, or render ineffective any elements of the local authority's air quality coulting conflict with or render ineffective any elements of the local authority of the site.  Inclusion of criteria that measures Inte distance between the site and rothe AQMA, as well as between the site and rothe development of the site result in an adverse impact fundably of the site.  Would the development of the site is impact/vorsening both new and existing development from contributing to the being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.  Are there potential noise and vibration problems if the site is impacts incapable of appropriate mitigation.  Are there potential noise and vibration problems if the site is impacts incapable of adequate mitigation.  Are there potential noise and vibration problems if the site is impacts incapable of adequate mitigation.  Are there potential noise and vibration problems if the site is impacts incapable of adequate mitigation.  A-Adverse impacts capable of appropriate mitigation.  A-Adverse impact scapable of appropriate mitigation.  G = No adverse effects or capable of adequate mitigation.  G = No adverse effects or capable of adequate mitigation.  G = No adverse effects or capable of adequate mitigation.		G = Quiet residential street	
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.  Fortenia Performance Comments  Performance Comments  Performance Comments  R = Within or adjacent to an AQMA, the M11 or the A14?  AQMA, the M11 or the A14?  The planning system has a role to lay in the protection of air quality by ensuring that land use decisions do not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA, within Cambridge. Inclusion of criteria that measures the distance between the site and roads with the highest traffic volumes causing poor air quality?  National planning policy requires preventing both new and existing development from contributing to but unacceptable levels of air pollution.  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to a pollution.  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to a pollution.  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  Actives impact worselv affected by the acceptable of adequate mitigation and planning policy requires preventing both new and existing development from contributing to a pollution.  Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  An expensive the development from contributing to a pollution.  Are there potential noise and vibration problems if the site is devel			
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GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-differetional hybrid cycle lanes.  Air Quality, pollution, contamination and noise  Criteria Performance Comments  Is the site within or near to an AQMA, the M11 or the A14? AQMA, the M11 or the A14? AQMA, the M11 or the A14? AQMA, within or adjacent to an AQMA, within Cambridge.  Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and the AQMA as well as the where the site and roads with the highest traffic volumes causing poor air quality. Will provide an indication of the sustainability of the site.  Would the development of the site impact worsening of air quality by unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.  Are there potential noise and withration problems if the site is developed, as a receptor or generator?  Adverse impacts capable of appropriate mitigation Adverse impacts and a site noise survey would be required by unacceptable levels of air pollution.  Are there potential noise and withration problems if the site is developed, as a receptor or generator?  Adverse impacts capable of appropriate mitigation Adverse impacts capable of adversely affected by unacceptable insk from, or being adversely affected of appropriate mitigation Adverse impacts capable of adversely affected by unacceptable risk from, or being adversely affected by unacceptable risk from, or being adversely affected by unacceptable risk from, or being adversely affected by the site of a particular and the provided by unacceptable risk from, or being adversely affected			
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Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise  R = Significant adverse impacts capable of appropriate mitigation A = Adverse impacts capable of appropriate mitigation G = No adverse effects or capable of full mitigation  Amber: The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.			
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development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise	preventing both new and existing		
from, or being adversely affected by unacceptable levels of noise	development from contributing to	,	
by unacceptable levels of noise			
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Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.		
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	Green: No adverse effects or capable of full mitigation
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	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 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	Amber: Site could have contamination issues (occupied by laundry, previously animal byproducts and adjacent to builder yards).
Protecting Groundwater Criteria	Performance	Comments
Would development be within a source protection zone (EA data)?	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
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.		
Protecting the townscape and historic environment (Landscape addressed by Green Belt		
<i>criteria)</i> 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	Amber: Yes. The development of the site would not affect a Historic Park and Garden
Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	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	providing build height does not exceed the immediate surrounding area.
Would development impact upon a Conservation Area?  The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.  Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of 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	Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:  - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate	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	Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.

acceptability of schemes at the planning application stage.		
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Green: It is not anticipated that significant archaeological remains would survive in this area.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: The site is not of Local Nature Conservation Importance.
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)  A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and	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 capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.

## local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the

Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.

Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the

development that outweigh the current and future amenity value of

the trees.

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 Green: There are no Tree Preservation Orders on or near the site.

# Any other information not captured above?

No known local car parking issues. Site not in Controlled Parking Zone (CPZ).

Level 2 Conclusion		
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	<ul> <li>Green: <ul> <li>Close to Cherry Hinton Road West and East Local Centres and facilities</li> <li>Close to railway station and good public transport links to city centre and other areas</li> <li>Close to Morley Memorial Primary School and Coleridge Community School</li> <li>Close to outdoor sports facilities, play space and accessible natural greenspace</li> <li>Less than 1Km from an employment centre</li> <li>Loss of local laundry service</li> <li>Concerns about noise and potential contamination</li> </ul> </li> </ul>
Overall Conclusion	R = Site with no significant	Green:

	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)	Site with development potential (few or minor constraints or adverse impacts)  Pros: Close to Cherry Hinton Road West and East Local Centres and facilities Close to railway station and good public transport links to city centre and other areas Close to Morley Memorial Primary School and Coleridge Community School Close to outdoor sports facilities, play space and accessible natural greenspace Less than 1Km from an employment centre Existing infrastructure likely to be sufficient  Cons: Loss of local laundry service Concerns about noise and potential contamination
Viability feedback (from consultants)	R = Unlikely to be viable A =May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro forma**

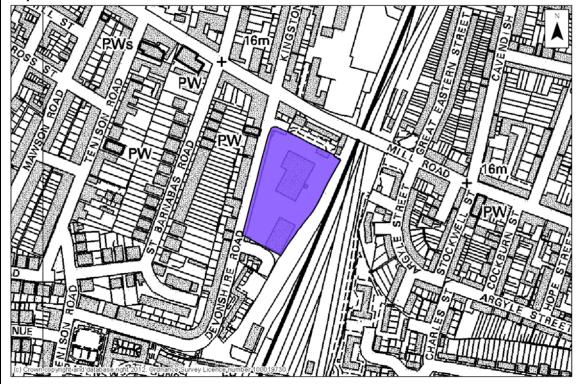
#### **Site Information**

Site reference number(s): R9 (Local Plan 2006 allocation site (for residential) – site 5.09)

Site name/address: Travis Perkins, Devonshire Road

Functional area (taken from SA Scoping Report): East Cambridge (Petersfield)

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**Site description**: Large industrial premises located off of Devonshire Road, close to the junction with Mill Road. The site is bounded by the railway line to its east. The site is currently in use by Travis Perkins, and is a Local Plan 2006 allocation site (for residential) – site 5.09.

Current use (s): Building aggregates storage/retail

Proposed use(s): Residential

Site size (ha): 1.229

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 43

**Existing Gross Floorspace: -**

Proposed Gross Floorspace: -

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site Relevant planning history:

It is a Local Plan 2006 allocation site (for residential) – site 5.09. It is currently pending a decision on an application for a mixed-use development, including some residential.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Flood zone 1, lowest risk of fluvial flooding.
NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.		
Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

a Site of Special Scientific Interest (SSSI)?  The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.  Impact on National Heritage Assets  Criteria  Will allocation impact upon a Scheduled Ancient Monument (SAM)?  Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development alignation.  Would development impact upon a Scheduled Ancient Monument (SAM) or its setting should be avoided.  Would development impact upon Listed Buildings?  Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the setting taking account of the work of the likely impact of development on the building and its setting taking account of the setting taking account of the work of the likely impact of development on the building and its setting taking account of the work of the likely impact of development on the building and its setting taking account of the work of the proposed as either Grade 2 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the work of the proposed as either Grade 2 (most important), Grade 2* or Grade 2. Consideration to the building and its setting taking account of the work of the proposed as either Grade 2 (most important), Grade 2* or Grade 2. Consideration the building and its setting taking account of the work of the proposed as either Grade 2 (most important), Grade 2* or Grade 2. Consideration the building and its setting taking account of the work of the proposed as either Grade 2 (			
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.  Impact on national Nature Conservation Designations Criteria Performance Performance  Would allocation impact upon a Site of Special Scientific Interest (SSSI)?  The assessment will take into account the reasons for the SSSI with negative impacts capable of mitigation  A - 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 apable of mitigation  A - Site is not near to an SSSI with no or impacts  SSI with negative impacts  Criteria  Performance  R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation  A - Site is not near to an SSSI with no or impacts  SSI with negative impacts  Criteria  Performance  R = Site is on or adjacent to an SSSI with negative impacts  Capable of mitigation  A - Site is not near to an SSSI with no or impacts  Criteria  Performance  R = Site is not near to an SSSI with negative impacts  Criteria  Performance  R = Site is on or adjacent to an SSI with negative impacts  Capable of mitigation  A - Site is adjacent to an SSI with negative impacts are stating of such be avoided.  A Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation  A - Site is adjacent to a SAM or adjacent to an SSI with negative impacts are stating of such be avoided.  Would development impact upon a Site on the likely impact of the proposed development could have on any nearby SAMS, taking account of the proposed development could have on any nearby SAMS, taking account of the proposed development could have on any nearby SAMS, taking account of the proposed development could make the proposed development could make the proposed development co			
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Part B: Deliverability and Viability Criteria			
Criteria	Performance	Comments	
Is the site allocated or safeguarded in the Minerals and Waste LDF?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	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.	Green: Site is not allocated / identified for 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 Safeguarding Area; or a Minerals or Waste Consultation Area.	
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)	
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.	
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  The Highways authority does not require impact assessments for sites under 50 dwellings.	
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation	
Is the site part of a larger site and could it prejudice development of any strategic sites?  Comments should flag up whether the site is part of a larger	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites	
development site or whether it is located in close proximity to a			

strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Green: Start of construction between 2011 and 2016
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	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)	RR = Very significant constraints or adverse impacts R = Significant constraints or	Green:  • Minor constraints which could be mitigated.
Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	adverse impacts  A = Some constraints or adverse impacts  G = Minor constraints or adverse impacts  GG = None or negligible constraints or adverse impacts	could be miligated.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Amber: Site is between 400 and 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site within 400m of Mill Road West District Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?  Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m from three different health centres or GP services

indication of the sustainability of		
the site.		<u> </u>
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest	R = >3km	Amber: Site within 3km of 6
In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	A =1-3km G = <1km or non-housing allocation	secondary schools
How far is the nearest primary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.	>800m A = 400-800m G = <400m or non-housing allocation	Red: Approximately 40% of site is between 400 and 800m from either St Matthews Primary School, 19 Norfolk Street, CB1 2LD or St Albans Roman Catholic School, Union Road, CB2 1HE with the remainder of site beyond 800m
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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.	Green: No obvious constraints that prevent the site providing minimum on-site provision.

How far is the nearest outdoor sports facilities?  A key objective of national	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  R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Amber: Site is within 1km of Coleridge Community College Playing Fields and Coleridge Recreation Ground
planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	nousing	Recreation Ground
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via \$106 contributions.	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Ravensworth Gardens two Play Areas.
How far is the nearest accessible natural greenspace of 2ha?  Proximity to high quality open spaces makes an important contribution to the health and wellbeing of communities. In planning for new development,	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Mill Road Cemetery

consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
		0
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	
National planning policy promotes	includes a significant element	
patterns of development which facilitate the use of sustainable	of employment or is for	
modes of transport. Proximity	another non-residential use	
between housing and employment		
centres is likely to promote the		
use of sustainable modes of		
transport. Criteria has therefore		
been included to measure the		
distance between the centre of the		
site and the main employment		
centre to provide an indication of		
the sustainability of the site.	P - Cignificant loss of	Croon: No loss of ampleyment
Would development result in	R = Significant loss of	Green: No loss of employment land or allocation for
the loss of employment land	employment land and job	
identified in the Employment	opportunities not mitigated by	employment development
Land Review?	alternative allocation in the	
The ELR seeks to identify an adequate supply of sites to meet	area (> 50%)	
indicative job growth targets and	A =Some loss of employment	
safeguard and protect those sites	land and job opportunities	
from competition from other higher	mitigated by alternative	
value uses, particularly housing.	allocation in the area (< 50%).	
Proposals for non employment-	G = No loss of employment	
uses for sites identified for	land / allocation is for	
potential protection in the ELR	employment development	
should be weighed up against the		
potential for the proposed use as well as the need for it.		
Would allocation result in	A = Not within or adjacent to	Amber: Site is in Petersfield
development in deprived areas	the 40% most deprived Super	LSOA 7987: 14.81
of Cambridge?	Output Areas within	2007(1001. 14.01
or Jambhage:	Cambridge according to the	
The English Indices of Deprivation 2010 are measures of multiple	Index of Multiple Deprivation	
deprivation at the small area level.	2010.	
The model of multiple deprivation	G = Within or adjacent to the	
which underpins the Indices of	40% most deprived Super	
Deprivation 2010 is based on the	Output Areas within	
idea of distinct domains of	Cambridge according to the	
deprivation which can be	Index of Multiple Deprivation	
recognised and measured	2010.	
separately. These domains are		
experienced by individuals living		

in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.		
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) A = service meets	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the
National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.  In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	requirements of high quality public transport in most but not all instances  G = High quality public transport service	City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	R = >800m A =400 - 800m G = <400m	Amber: Site is between 400 and 800m from an existing train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.	Amber: Good links to the station and the carter bridge but the junction with Mill Road has a very high cyclist accident rate.
	A =Poor or medium quality off- road path.	

		1
	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.	
Air Quality, pollution, contami		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.  Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 C = >1000m of an AQMA, M11, or A14	Red: Site within an AQMA
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse impact.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Adverse impacts capable of adequate mitigation.

existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.  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	Amber: Adverse impacts capable of adequate mitigation.
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.  Protecting Groundwater	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 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	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Criteria Groundwater	Performance	Comments
Would development be within a source protection zone (EA data)?  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.	Performance  A = Within SPZ 1  G = Not within SPZ1 or allocation is for greenspace  historic environment (Landscape)	Comments Green: Not within SPZ1.

Performance	Comments
R = Site contains, is adjacent	Green: Site does not contain
to, or within the setting of such	or adjoin such areas, and
areas with potential for	there is no impact to the
significant negative impacts	setting of such areas
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	
R = Site contains, is adjacent	Amber: Site adjacent to the
	Central Conservation Area.
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	
A =Site contains, is adjacent	Amber: Site is adjacent to the
to, or within the setting of such	BLIs which face Mill Road
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	
	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 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 with potential for negative impacts capable of appropriate mitigation  G = Site does not contain or adjoin such an area  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  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

- or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.		
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Site of 19 <sup>th</sup> century railway sidings north of Cambridge Station. Delivery yards and warehouses known from the immediate vicinity. Roman ditches survived at Mantles Yard to south west (MCB 16296). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing 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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)

A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.

As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.

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 capable of appropriate mitigation

**G** = Development could have a positive impact by enhancing existing features and adding new features or network links

Green: Through provision of new habitats, green spaces, green roofs etc

Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?

Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of 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

Amber: There are Tree
Preservation Orders along the
western edge of the site.

## Any other information not captured above?

## **Level 2 Conclusion**

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

#### Green:

- Close to Mill Road West Local Centres and relatively close to the city centre and facilities
- Close to railway station and within 400m of bus

		services that link the site to the City Centre  Close to play space and accessible natural greenspace Site is more than 800m from a primary school Within an AQMA Site is adjacent to the BLI's which face Mill Road. Potential for adverse impacts but capable of mitigation
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)	Green: Site with development potential (few or minor constraints or adverse impacts)  Pros: Close to Mill Road West Local Centres and relatively close to the city centre and facilities Close to railway station and within 400m of bus services that link the site to the City Centre Close to play space and accessible natural greenspace Adjacent to an established residential community  Cons: More than 800m from nearest primary school Site is adjacent to the BLI's which face Mill Road. Potential for adverse impacts but capable of mitigation
Viability feedback (from consultants)	R = Unlikely to be viable A =May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

## **Cambridge City Sites Assessment Pro Forma**

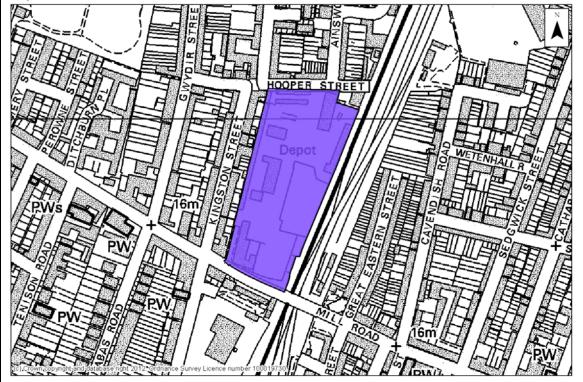
Site Information

Site reference number(s): R10 (SHLAA Site - CC102)

Site name/address: Mill Road Depot and adjoining properties, Mill Road

Functional area (taken from SA Scoping Report): East Cambridge (Petersfield)





**Site description**: Mill Road Depot is located off Mill Road, between Kingston Street to the west and the railway bridge to the east. The depot incorporate many of the City Council services, including offices, vehicle MOT's, waste disposal and collection and storage and is industrial in nature.

**Current use**: In use as Council Depot. Warehouse buildings and offices, community facilities within listed old Library, language school, leased garages

Proposed use(s): Residential

Site size (ha): 2.7ha

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 167

**Existing Gross Floorspace: -**

**Proposed Gross Floorspace: -**

Site owner/promoter: Council

Landowner has agreed to promote site for development?: Ongoing Council project looking into relocation of depot. Subject to a development brief being drawn up

Site origin: SHLAA

Relevant planning history: The site has a history of uses associated with its main lawful use as the City Council's Works/Depot. It was allocated in the 1996 Cambridge local plan for housing, although this allocation was subsequently deleted from the Cambridge Local Plan 2006, as it was unlikely that the site would come forward within the time frame of the Local Plan. The possibility of the re-location of the Depot to an alternative site has been more recently explored and is mentioned in the Employment Land Review 2008 - See Para. 5.29; Map 10; and, Appendix 15 (iv).

Level 1 Part A: Strategic Considerations		
Flood Risk		
	Performance	Comments
Is site within a flood zone?  The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.  In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).  Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and	Performance  R = Flood risk zone 3  A = Flood risk zone 2  G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding
applying the Exceptions Test as required.  Is site at risk from surface water flooding?  In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the 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).	R = High risk, A = Medium risk G = Low risk	Minor surface water issues that can be mitigated against through good design.
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?  The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high.	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL
provided it is not of high environmental value.  Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within the Green Belt?	G = Site is not in the Green	
There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.	Belt	
Impact on national Nature Cor	nservation Designations	
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?  The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.	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 impacts	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?  Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMS, taking account of the proposed development use and distance from the centre of the site to it. Development that is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided.	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	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?  Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.	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	Amber: Yes Former Library at southern end of site is Grade 2 Listed Building

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?  Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	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.	Green: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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 (add building height restriction in comments) G = Site is not within the PSZ or SZ	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site?  The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.	R = No A = Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public Highway, but for vehicular traffic can not be from Mill Road.
Would allocation of the site have a significant impact on the local highway capacity?  Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity?  Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  For schemes of 50 dwellings or more - 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.
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and will not prejudice development of any strategic sites
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	Yes G = No	Red: Multiple owners
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development?  Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
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	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Green
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	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)  Include an assessment of the suitability of the proposed use.  Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	<ul> <li>Amber: <ul> <li>Site is in multiple ownership which may impact on how it comes forward</li> <li>Any development will need to take into account the setting of a Grade 2 listed building.</li> <li>Existing infrastructure is likely to be sufficient</li> </ul> </li> </ul>

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Amber: Site is between 400m and 800m from the edge of the City Centre.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of both Mill Road East and West local centre catchment areas.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of 4 GP surgeries.

Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.  Would development lead to a	R = Allocation would lead to	Green: Development would
loss of community facilities?	loss of community facilities  G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school?  In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Half the site is within 1km of Parkside Community College, Parkside. The remainder is within 3km of seven secondary schools
using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.		
How far is the nearest primary school?	R = >800m A = 400-800m G = <400m or non-housing	Amber: Site is within 800m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD
In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site.  Development will also be required to contribute to the provision of new local services.  Accessibility to outdoor facility	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes 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	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 accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities?  A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Over half the site is within 1km of Coleridge Community College Playing Fields and Coleridge Recreation Ground.
How far is the nearest play space for children and teenagers?  Proximity to high quality play spaces makes an important contribution to the health and wellbeing of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.  The assessment should also give consideration as to whether the size of the site and scale of	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Half the site is within 400m of Ainsworth Street Play Area, whilst part of the site is within 400m of Ravensworth Gardens play areas. The remainder is beyond 400m.

R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Mill Road Cemetery
1	
Performance	Comments
R = >3km A = 1-3km G = <1km or allocation is for or	Green: Site is less than 1km from an employment centre.
of employment or is for another non-residential use	
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	Amber: Yes - see Employment Land Review 2008 Para. 5.29; Map 10; and, Appendix 15 (v)
	R = Significant loss of employment of employment of employment of employment of employment of employment or is for another non-residential use  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

development in deprived areas of Cambridge?  The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.  Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	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 Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Petersfield 7990: 11.5
Sustainable Transport	Dorformanca	Comments
Criteria What type of public transport	P = Sorvice does not most the	Comments  Amber: Not accessible to
What type of public transport service is accessible at the edge of the site?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of	R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.		
How far is the site from an existing or proposed train station?  National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	R = >800m A = 400 - 800m G = <400m	Amber: Site is within 800m of the existing train station.  Red: There is no cycling

accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.

traffic speeds >30mph with high vehicular traffic volume.

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.

A =Poor or medium quality offroad 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.

provision on Mill Road and there is a high accident rate in the area with a dangerous crossing to Devonshire Rd to link to the Station. The implementation of the Chilsholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.

#### Air Quality, pollution, contamination and noise Performance Criteria

Is the site within or near to an AQMA, the M11 or the A14?

The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by. the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.

Would the development of the site result in an adverse impact/worsening of air quality?

National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

Within or adjacent to an AQMA. M11 or A14

G = >1000m of an AQMA, M11, or A14

A =<1000m of an AQMA, M11 or A14

R = Significant adverse impact =Adverse impact G = Minimal, no impact, reduced impact

Red: This site is within or adjacent to the Air Quality Management Area (AQMA) and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the Air **Quality Management Area** (AQMA).

Comments

Amber: No significant worsening of air quality

Are there potential noise and vibration problems if the site is developed, as a receptor or generator?  National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.  Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Site adjacent to railway. Noise assessment will be required
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	Amber: Adverse impacts capable of adequate mitigation
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	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?  Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	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 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	Amber: Significant contamination on-site given its previous and present uses (smelting works and council depot and railway land)

Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
,		
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.		
	historic environment (Landscap	pe addressed by Green Belt
criteria)	(_a,,a,c,a,	20 aaa. 2000a 2 <b>, 2</b> . 20 <b>2</b> 0
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?	to, or within the setting of such	or adjoin such areas, and
	areas with potential for	there is no impact to the
Historic parks and gardens that	significant negative impacts	setting of such areas
have been registered under the	incapable of appropriate	
1983 National Heritage Act have	mitigation	
legal protection. There are 11	A = Site contains, is adjacent	
historic parks and gardens in Cambridge. National planning	to, or within the setting of such	
policy requires substantial harm to	areas with potential for	
or loss of designated heritage	negative impacts capable of	
assets of the highest significance,	appropriate mitigation	
including historic parks, to be	G = Site does not contain or	
wholly exceptional. As such this	adjoin such areas, and there is	
criteria has been included to allow	no impact to the setting of	
consideration of whether development on the site would	such areas	
have an adverse impact on a		
historic park or garden its setting.		
, 3		
Would development impact	R = Site contains, is adjacent	Amber: The site falls within the
upon a Conservation Area?	to, or within the setting of such	Central Conservation Area and
	an area with potential for	as such early consideration
The Planning (Listed Buildings	significant negative impacts	would need to be given to the
and Conservation Areas) Act	incapable of appropriate	impact of proposals on the
1990, imposes a duty on planning	mitigation	setting and character of the
authorities to designate as conservation areas 'areas of	A = Site contains, is adjacent	Conservation Area
special architectural or historic	to, or within the setting of such	
interest that character or	an area with potential for	
appearance of which it is desirable	negative impacts capable of	
to preserve or enhance'.	appropriate mitigation	
Cambridge's Conservation Areas	G = Site does not contain or	
are relatively diverse. As such	adjoin such an area, and there	
consideration needs to be given to	is no impact to the setting of	
the potential impact that	such an area	
development may have on the setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Green: Site does not contain
upon buildings of local interest	to, or within the setting of such	or adjoin such buildings, and
There are over 1,000 buildings in	buildings with potential for	there is no impact to the
Cambridge that are important to	negative impacts capable of	setting of such buildings
the locality or the City's history	appropriate mitigation	
and architectural development.	G = Site does not contain or	
Local planning policy protects	adjoin such buildings, and	
such buildings from development	there is no impact to the	
which adversely affects them unless:	setting of such buildings	
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- The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment.  As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.		
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Previous activities on site include an iron foundry, coprolite mill and timber yard. The site may have significance for the 19th century industrial archaeology of Cambridge. It should also be noted that there is a Grade II Listed Building on the site, which would need to be retained as part of any redevelopment.
Biodiversity and Green Infrast		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace.
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green	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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

#### infrastructure delivery. infrastructure Would development reduce R = Development would have a Green: Potentially positive habitat fragmentation, enhance negative impact on existing impact through protection of native species, and help features or network links existing habitats and deliver habitat restoration incapable of appropriate enhancement in landscaping (helping to achieve Biodiversity mitigation schemes. Action Plan targets?) Development would have a negative impact on existing A number of Biodiversity Species features or network links but and Habitat Action Plans exist for capable of appropriate Cambridge. Such sites play an mitigation important role in enhancing G = Development could have a existing biodiversity for enjoyment positive impact by enhancing and education. National planning existing features and adding policy requires the protection and new features or network links recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Are there trees on site or R = Development likely to have Green: There are no Tree immediately adjacent protected a significant adverse impact on Preservation Orders on or by a Tree Preservation Order the protected trees incapable near the site. (TPO)? of appropriate mitigation Any adverse impact on Trees are an important facet of the townscape and landscape and the protected trees capable of maintenance of a healthy and appropriate mitigation species diverse tree cover brings a G = Site does not contain or range of health, social, biodiversity adjoin any protected trees and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of Any other information not captured above? Site provides associated car parking for the City Council's Depot. Development here would mean

the loss of the Depot, which although not listed as such, is in effect, a Community Facility. The site lies within the Controlled Parking Zone. (Mill Road/Gwydir Street).

Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts	<ul> <li>Close to Mill Road West</li> </ul>
	A =Some constraints or	Local Centres and
	adverse impacts	relatively close to the city
	<b>G</b> = Minor constraints or	centre and facilities

	adverse impacts	<ul> <li>Close to railway station and within 400m of bus services that link the site to the City Centre</li> <li>There is an open space deficiency in Petersfield Ward which development here could help to address</li> <li>Close to play space and accessible natural greenspace</li> <li>Adjacent to an established residential community</li> <li>No cycling provision on Mill Road and there is a high accident rate in the area with a dangerous crossing to Devonshire Rd to link to the Station. This could be mitigated by the implementation of the Chilsholm Trail.</li> <li>Within an AQMA</li> <li>Significant contamination on-site which would need to be mitigated.</li> <li>Access may be difficult as it could not be from Mill Road.</li> </ul>
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)	Amber: Site with development potential (some constraints or adverse impacts)  Pros: Close to Mill Road West Local Centres and relatively close to the city centre and facilities Close to railway station and within 400m of bus services that link the site to the City Centre There is an open space deficiency in Petersfield Ward which development here could help to address Existing infrastructure is likely to be sufficient Close to play space and accessible natural greenspace Adjacent to an established residential community  Cons: Any development will need to take into account the

# Cambridge Local Plan – Towards 2031 Technical Background Document – Site Assessments Within Cambridge

		setting of a Grade 2 listed building.  Multiple ownership Access may be difficult Contamination issues Poor cycling provision on Mill Road and near dangerous junction
Viability feedback (from consultants)	R = Unlikely to be viable A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA