Cambridge City Sites Assessment Pro Forma

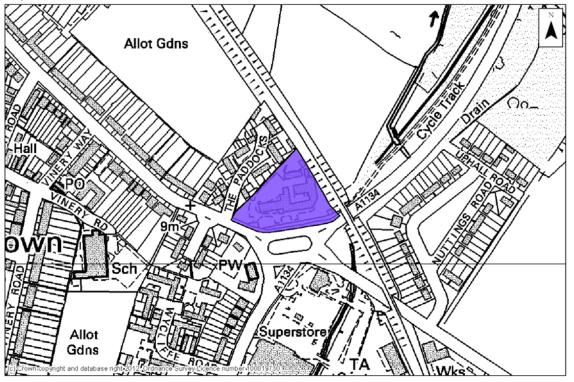
Site Information

Site reference number(s): R11 (SHLAA Site - CC629)

Site name/address: Horizons Resource Centre, Coldhams Lane

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





Site description: A site housing the Horizons Resource Centre (a day centre) and associated car parking. It is located just north of Coldhams Lane, on a roundabout, and is bounded by the railway line to the east and the residential buildings of The Paddocks the north.

Current use: Day Centre

Proposed use(s): Residential

Site size (ha): 0.82

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 40 dwellings

Existing Gross Floorspace: - Proposed Gross Floorspace: -

Site owner/promoter: Owner known

Landowner has agreed to promote site for development?: Yes, put forward by landowner.

Site origin: SHLAA Call for Sites

Relevant planning history: None

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	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Latest unreleased Environment Agency modelling shows that this area is within Flood Risk zone 1.
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.

of land within the Green Belt? There is a small amount of Green	G = Site is not in the Green Belt	However the land to the northeast over the railway line is in the Green Belt and any
		is in the Green Belt and any
Belt within the built up area of the		development would have to
City, such as Stourbridge		maintain and enhance the
Common, Coldham's Common		setting of Cambridge.
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	secryation Designations	
	Performance	Commente
Criteria		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
	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	with no or negligible impacts	
development could have on this.		
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	
	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		
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 Ballalligo:	buildings with potential for	there is no impact to the
Listed buildings are categorised		
as either Grade 1(most important),	significant negative impacts	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	
	LITELE IS THE HUDBLE IN 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 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.
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: No

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 issues
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 • Minor constraints which **R** = Significant constraints or could be mitigated 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 centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <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?	>800m A =400-800m G = <400m	Red: Site is more than 800m from the nearest 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 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 within 800m distance of 2 GP surgeries; The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street

indication of the austainability of		
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. How far is the nearest primary	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site is within 3km of Coleridge Community College, St Bede's Inter-Church Comprehensive School, Netherhall School and Parkside Community College, Parkside
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	Philip's 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.	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		Ī
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.	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of nearest outdoor sports facilities.	
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.		One and City in within 400m of	
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. How far is the nearest	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Nuttings Road play area and Romsey Recreation ground.	-
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	R = >400m G = <400m; or allocation is not housing or employment	from nearest 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		
Criteria	Performance	Comments
How far is the nearest main employment centre? National planning policy promotes	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element	Green: Site is less than 1km from an employment centre.
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.	of employment or is for another non-residential use	Croon, No loca of ampleyment
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 / allocation is 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 Romsey LSOA 7997: 17.43 (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'.	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	Red: Not accessible to a HQPT as defined. Site is more than 500m from 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.	Red. Busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off- road provision on Barnwell Rd.
	A =Poor or medium quality off-road path.G = Quiet residential street	

Air Quality, pollution, contami		
Is the site within or near to an	Performance R = Within or adjacent to an	Comments 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. 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.	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or Å14 G = >1000m of an AQMA, M11, or Å14	M11 or A14
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	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: Road traffic noise from Coldham's Lane and railway noise. Noise assessment and potential noise mitigation required.

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.	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 (adjacent to railway line and animal byproducts
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
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) Criteria	Performance	Comments
Gillella	renomance	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	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
historic park or garden its setting. 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 an area, and there is no impact to the setting of such an 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. Would development impact	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

upon archaeology?	or in vicinity	258100. No excavation history
	G = No known archaeology on site or in vicinity	for this area. However, coprolite workings in Coldhams Common to the north in the 1860s unearthed furnished Roman and Saxon inhumations (MCB6142, 6143) and finds of Iron Age pottery and brooches (MCB6119). This area by Coldhams Brook has high archaeological potential. A programme of archaeological works should be undertaken prior to the submission of any planning application
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	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
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	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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.

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 are no Tree Preservation Orders on or near the site although there are numerous trees onsite on the southern and eastern boundaries.

Any other information not captured above?

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation) Overall Conclusion	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts R = Site with no significant	Amber: Close to superstore, although access would be difficult across the busy roundabout Poor access to public transport Access to the site may be difficult Close to an employment centre, a primary school, sports facilities, play areas and accessible natural greenspace Adjacent to busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off-road provision on Barnwell Rd.
	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 (some constraints or adverse impacts) Pros: Adjacent to existing residential Close to superstore, although access would be difficult across the busy roundabout Close to an employment centre, a primary school, sports facilities, play areas and accessible natural greenspace Site could support reasonable high density Cons: Access to the site may be difficult Poor access to public transport Busy roundabout with high accident rate but development may provide an opportunity to improve the public realm
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): R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)

Site name/address: Ridgeons, 75 Cromwell Road

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

Map



Site description: Large broadly wedge shaped industrial area, currently in use by Ridgeons, that forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located Inbetween the Cambridge – Kings Lynn railway line to the west and Cromwell Road to the east.

Current use: Builders and timber merchants (commercial storage buildings with open storage)

Proposed use(s): 120 units - assess with allocation 5.14

Site size (ha): 3.27ha

Assumed net developable area: Assumed residential density: -

Potential residential capacity: 120

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

Landowner has agreed to promote site for development?: Yes, put forward by landowner.

Site origin: SHLAA Call for Sites

Relevant planning history: None.

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 applying the Exceptions Test as required.	G = Flood risk zone 1	Green: Minor surface water
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.		Croops Site is not in the Con-
Will the allocation lead to loss of land within the Green Belt?	R = Site is in the Green Belt G = Site is not in the Green	Green: Site is not in the Green Belt.

Delt	
	Comments
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
SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts	
ssets	
Performance	Comments
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
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.
	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 Issets Performance 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 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 A = Site contains, is adjacent to a SAM That is less sensitive / not likely to be impacted/ or impacts are capable of mitigation A = Site contains, 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, 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

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 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?	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?	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	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
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	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

	places	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	 Minor constraints 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	

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 G = <400m	Red: Less than half of the site is within 800m from the edge of the City Centre with the remainder beyond 800m
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.		Í
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 Fairfax 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	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of York Street Medical Practice, 146-148 York Street, CB1 2PY and The Surgery, 279/281 Mill

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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.	P. Allootics would be dis-	Road, CB1 3DG
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 6 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.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is within 800m of St Philip's Primary School and St Matthew's Primary School
Accessibility to outdoor facilit		0
Criteria Is the site defined as protected	Performance R = Yes	Comments Green: Site in not protected
Is the site defined as protected open space or have the potential to be protected	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	RR = No, the site by virtue of	Green: No obvious constraints

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?	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	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: Majority of site is within 1km of Coleridge Community College Playing Fields, Coleridge Recreation Ground, Romsey 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 Ainsworth Street Play Area, Hampden Gardens, Romsey Recreation Ground and Coldhams Common teenage play space.

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 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	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Romsey Recreation ground, Coldhams Common and Mill Road Cemetery.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre? National planning policy promotes patterns of development which	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km from an employment centre.
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.	another non-residential use	Green: No loss of amployment
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 / allocation is for employment development	Green: No loss of employment land
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation	Green: Site in Romsey LSOA 7997: 17.43 (within 40% most deprived LSOA)

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.	G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
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 a HQPT as defined. Small area 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	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a	Green: Any development here must safeguard land for the Chisholm Trail.

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.	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.	
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 G = >1000m of an AQMA, M11, or A14	Red: Adjacent to AQMA will require Air Quality assessment could benefit from full EIA
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	R = Significant adverse impacts incapable of appropriate mitigation	Amber: Adjacent to main railway line. Noise and vibration issues for such a

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.	A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	location as 24 hour line usage. Noise and vibration assessment and mitigation 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. 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: Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, light industry - May not be suitable for houses with gardens - Developable but will require full condition.
Criteria Would dovelopment be within	Performance	Croop: Not within SD74
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	oe addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Amber: The development of
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	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 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	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.

rouno:		
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: NGR: 546280 257020. P=Uncertain land status, possibly truncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman pottery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.
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. Does the site offer opportunity	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. Amber. No significant
for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide	loss of existing green infrastructure which is incapable of appropriate mitigation.	opportunities or loss of existing green infrastructure capable of appropriate mitigation

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.

A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

G = Development could deliver significant new green infrastructure

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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.

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

Any other information not captured above?

Parking issues in the area, likely as a result of the nearby rail station. Part of northern tip of site in CPZ.

Level 2 Conclusion	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	 Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance Site is close to sports facilities, play areas and accessible natural greenspace Site access is achievable and existing infrastructure is likely to be sufficient Good public transport and cycling links Adjacent to AQMA Potential contamination from several former uses. Will require mitigation. There are noise and vibration issues due to the proximity of the site to the railway line 	
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 Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance Site is close to sports facilities, play areas and accessible natural greenspace Site access is achievable and existing infrastructure is likely to be sufficient Good public transport and cycling links Cons: Likely to be contaminated land Adjacent to AQMA There are noise and vibration issues due to the proximity of the site	

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		to the railway line
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

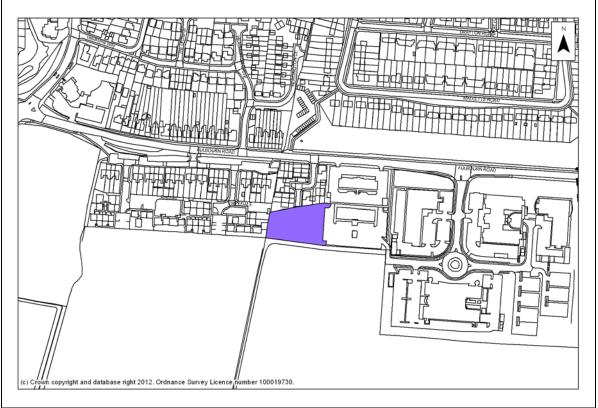
Site Information

Site reference number(s): R13 (SHLAA Site - CC755)

Site name/address: 78 and 80 Fulbourn Road

Functional area (taken from SA Scoping Report): South Cambridge (Cherry Hinton)

Map



Site description: Greenfield site to the south of Fulbourn Road, bounded by residential buildings of Tweedale to its west and the Cambridge Water building and associated car parking to its east. There is open agricultural Green Belt land to the south, which has been identified as a potential Green Belt release for employment. The site to the north has been redeveloped for residential and could provide access.

Current use: Yes two large residential properties and unused open space.

Proposed use(s): 10 housing units

Site size (ha): 0.59ha

Assumed net developable area: Assumed residential density: Potential residential capacity: 10
Existing Gross Floorspace: Proposed Gross Floorspace: -

Site owner/promoter: Unconfirmed

Landowner has agreed to promote site for development?:

Site origin: SHLAA Call for Sites

Relevant planning history: No application on the site. An application (09/1000/REM) which was granted permission for 14 residential dwellings directly to the north of the site leaves an access to the field so as not to prejudice the potential future development of this part of the site.

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 areas with the lowest probability of flooding (Zone 1).	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Flood zone 1, lowest risk of fluvial flooding
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	R = High risk,	Fairly significant amount of
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	surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
Land Use / Green Belt	Dorformana	Comments
Criteria 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 environmental value.	Performance R = Not on PDL A = Partially on PDL G = Entirely on PDL	Amber. In part.
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

of land within 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 which looks at sites on the fringe of the City.	G = Site is not in the Green Belt	however land to the south of the site is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge.
Impact on national Nature Cor	servation 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. Although there is a SSSI to the south-west of the site (the Cherry Hinton Pit) given the Green Belt buffer between the sites it is considered unlikely that development will have a negative impact on the plant species and habitat for which this site is designated
Impact on National Heritage A	ssats	
Criteria 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	Green: 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	
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. Is the site located within the	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. R = Site is within the PSZ or is	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. Amber: Entire site in SZ (Any
Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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	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 therfore the site should be given an Amber status. At present 'The Limes' is subject to a Section 38 Agreement so will in time become 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?	R = Yes G = No	Green: No. There is a potential employment allocation to the south of this site but it would be accessed through Peterhouse Technologgy Park.

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.		This site would be accessed through the housing estate to the north
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	R = Yes G = No	Green: No known issues.
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	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts	Amber: • There are surface water flooding issues towards the centre of the site. Careful mitigation required
tris 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.	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 G = <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 is within 800m of Cherry Hinton 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?	>800m A =400-800m G = <400m	Red: Site is more than 800m from the nearest 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.		
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 Netherhall School
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 within 800m of Colville Primary School
Accessibility to outdoor facili	ties 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	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.

standards of onsite public open space provision?	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		
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 outdoor sports facilities at 3 primary schools and Netherhall School (South), and Cherry Hinton 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 Ainsdale Children's Play Area and Cherry Hinton Recreation Ground	
How far is the nearest accessible natural greenspace of 2ha? Proximity to high quality open spaces makes an important	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m from nearest area of accessible natural greenspace of 2ha.	

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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		
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	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	Green: Site is less than 1km from an employment centre. 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 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.	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	land
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	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 Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)

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? 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 a 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 more than 800m from 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: This end of Fulbourn Rd has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on- road cycle lane or off-road path along Cherry Hinton Rd

	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? 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 P = Significant adverse impact	Green: >1000m of an AQMA, M11, or A14.
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	Green: 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	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: Traffic noise from Fulbourn Road. A Noise Assessment would be required.

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 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	Green: The site has already been investigated for contamination and is suitable for a residential end use.
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	oe addressed by Green Belt
<i>criteria)</i> Criteria	Dorformana	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	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest 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. Would development impact upon archaeology?	A =Known archaeology on site or in vicinity	Amber: Activity of Bronze Age date includes ring ditch
	G = No known archaeology on	remains of burial mounds to
	site or in vicinity	the south east (HER 08880).
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: No (while there is a County Wildlife site to the south-west of the site, it is felt that the presence of the Green Belt buffer between the sites will minimise any impact on the 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	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

enhancing green infrastructure delivery.		
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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
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	Green: There are no Tree Preservation Orders on or near the site.

Any other information not captured above?		
Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Relatively close to Cherry Hinton Local Centre and other services and facilities Site is close to outdoor sports facilities, play areas and accessible natural greenspace Good public transport links to city centre and other areas More than 800m from existing or proposed train station Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction
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: Access could be provided through the site to the north Relatively close to Cherry Hinton Local Centre and other services and facilities Site is close to outdoor sports facilities, play areas and accessible natural greenspace Good public transport links to city centre and other areas Cons: There is a fairly significant amount of surface water flooding towards the centre of the site. Careful
		mitigation required.There is poor cycling provision on Fulbourn Road but development

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		could provide potential to improve this More than 800m from existing or proposed train station
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

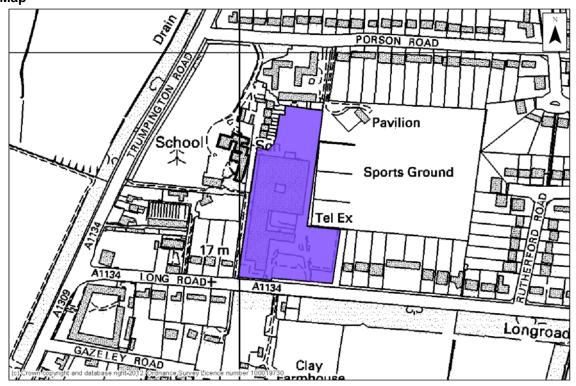
Site Information

Site reference number(s): R14 (SHLAA site CC583 is contained within the boundary of this larger site which is a Local Plan 2006 Allocation (for residential) – Site 5.06)

Site name/address: BT Telephone Exchange & Car Park Long Road

Functional area (taken from SA Scoping Report): South Cambridge (Trumpington)





Site description: The British Telecom building and car park (also known as the Cambridge Trunks Telephone Exchange) are located to the north of Long Road, close to the junction with Trumpington Road. It is an industrial/office style building of two and three storeys. The site is bordered to the north by the residential properties of Porson Court; to the east by the housing on Long Road with the protected open space of Peterhouse Sports Ground behind; to the west by the housing on Long Road frontage and the Perse Prep School behind; and to the south by a planting strip along the south side of Long Road.

Current use (s): BT offices and car park

Proposed use(s): Residential

Site size (ha): 2.012

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 76

Existing Gross Floorspace: -

Proposed Gross Floorspace: -

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Land owner looking to release part of the site for residential development with phasing on further releases

Site origin: Site is similar to Local Plan 2006 allocation site 5.06

Relevant planning history: No 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.
into account the flood risk vulnerability of land uses and 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).	G = LOW HSK	against tillough good design
Land Use / Green Belt	Denfermen	0
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	
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. 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 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	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
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	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	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 • Improved infrastructure may need to be provided

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 G = <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	>800m	Red: Site is more than 800m
nearest District or Local centre?	>800m A =400-800m G = <400m	from the nearest District or Local centre (Trumpington)
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	>800m A =400-800m G = <400m	Red: Site is more than 800m from the nearest health centre or GP service (Trumpington Street Medical Practice

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.		(Branch Surgery) 17 Beverley Way, CB2 2JS)
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. How far is the nearest primary school?	R = >3km A =1-3km G = <1km or non-housing allocation R = >800m A = 400-800m	Amber: Site is between 400 and 800m from Fawcett
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	G = <400m or non-housing allocation	County Primary School, Alpha Terrace, CB2 9FS
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 If the site does not involve any	R = No G = Yes	The site owner must provide details of how this can be achieved Green: No obvious constraints
ii the site does not involve any	RR = No, the site by virtue of	Orech. IND ODVIOUS CONSTIAINTS

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?	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	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 Fawcett Primary School, Cambridge Football Stadium and Long Road Sixth Form College and playing fields for a number of private schools
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	Amber: Site is beyond 400m from nearest child's/teenager's play space

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 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	>400m • = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre? National planning policy promotes patterns of development which	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km from an employment centre.
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.	another non-residential use	Cross No loca of ample month
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	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Trumpington LSOA 8004: 14.42

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.	G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
Sustainable Transport	Destaura	0
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	Performance 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	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.
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'.	G = High quality public transport service	
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	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: Off-road path along Long Road of fairly low quality not much space to improve at western end.

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.	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.	
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,	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	Green: Not within an AQMA
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	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Green: Minimal, no impact, reduced impact
pollution. Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable	Amber: Adverse impacts capable of adequate mitigation

	of adamysts without	
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.	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.	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
Protecting Groundwater	Dorformanas	Comments
Criteria	Performance	Comments
Would development be within a source protection zone (EA	A =Within SPZ 1 G = Not within SPZ1 or	Green: Not within SPZ1

data)?	allocation is for groonspace	
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 criteria)	allocation is for greenspace 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	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
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;	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

- 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: Extensive cropmarked prehistoric and Roman sites (eg MCBs 9428 and 11418), and landscape scale archaeological excavations ahead of the Great Kneighton development demonstrate the presence of significant archaeological sites in this area. The impact of the telephone exchange on such remains is unknown. An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact	R = Contains or is adjacent to	Green: Does not contain, is
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.	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	not adjacent to or local area will be developed as greenspace
Does the site offer opportunity	R = Development involves a	Amber: No significant
for green infrastructure delivery? Green infrastructure plays an	loss of existing green infrastructure which is incapable of appropriate	opportunities or loss of existing green infrastructure capable of appropriate
important role in delivering a wide range of environmental	mitigation. A =No significant opportunities	mitigation

and quality of life benefits for or loss of existing green local communities. As such infrastructure capable of criteria has been included to appropriate mitigation assess the opportunity that G = Development could deliver development on the site could significant new green have on creating and infrastructure enhancing green infrastructure delivery. Would development reduce Green: Development could R = Development would have a habitat fragmentation, enhance negative impact on existing have a positive impact by native species, and help features or network links enhancing existing features incapable of appropriate deliver habitat restoration and adding new features or (helping to achieve Biodiversity mitigation network links Action Plan targets?) Development would have a negative impact on existing A number of Biodiversity features or network links but Species and Habitat Action capable of appropriate Plans exist for Cambridge. mitigation Such sites play an important G = Development could have a role in enhancing existing positive impact by enhancing biodiversity for enjoyment and existing features and adding education. National planning new features or network links 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 likely to have Are there trees on site or Amber: Large area adjacent immediately adjacent protected a significant adverse impact on to site with TPO coverage by a Tree Preservation Order the protected trees incapable (TPO)? of appropriate mitigation Trees are an important facet of A =Any adverse impact on the townscape and landscape protected trees capable of and the maintenance of a appropriate mitigation healthy and species diverse **G** = Site does not contain or tree cover brings a range of adjoin any protected trees 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

hanafita agamuis sufus su the		
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 Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Amber: • Site is more than 800m
G ,	A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	from City Centre, a District / Local Centre and Health Centre/ GP • More than 400m from nearest area of accessible natural greenspace of 2ha • More than 800m from existing or proposed train station
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: • Adjacent to existing residential and a sports ground, which will provide a pleasant environment. • Close to Parkside Federation Proposed School and a number of outdoor sports facilities Cons: • More than 800m from nearest Local Centre and Health Centre/GP, although will have access to facilities at Clay Farm in the future when it is fully
Viability feedback (from consultants)	R = Unlikely to be viable A =May be viable G = Likely to be viable	developed. Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

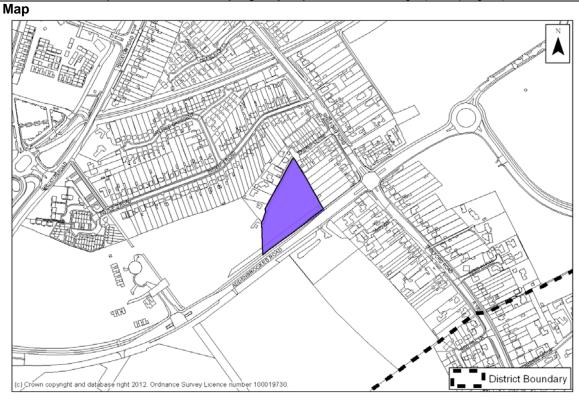
Cambridge City Sites Assessment Pro Forma

Site Information

Site reference number(s): R15 (Local Plan 2006 Allocation (for residential) – Site 9.13 (Part))

Site name/address: Glebe Farm

Functional area (taken from SA Scoping Report): South Cambridge (Trumpington)



Site description: Ex farmland site, located east of Hauxton Road and north of Addenbrooke's Access Road. It is bounded to the north by the residential properties of Exeter Close and to the east by the housing on Shelford Road. It is a part of a much larger Local Plan 2006 allocation site 9.13 (Glebe Farm). Planning permission (09/1140/FUL) was finalised in August 2010 for 286 homes on the adjacent site to the east, which was also part of the 2006 Local Plan allocation. Construction is now well underway on that site. The site was previously identified for a household recycling centre, and that is why it was not included within the outline permission for the remainder of the 2006 Local Plan Allocation. However, the site would not be suitable for such a facility.

Current use (s): Farmland

Proposed use(s): Residential

Site size (ha): 1

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 30

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: Part of Local Plan 2006 allocation site (for residential) – 9.13 without planning permission. Full planning permission (09/1140/FUL) was finalised in August 2010 for 286 homes including 40% affordable housing and informal open space, allotment provision and associated landscaping on the adjacent site, which was also part of the 2006 Local Plan allocation (9.13), where construction is underway.

Level 1 Part A: Strategic Considerations		
Flood Risk	TI S	
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
13 Site Within a nood zone:	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	lisk of fluvial flooding.
whether the proposed use is	G = 1 1000 113K 2011e 1	
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		
applying the Exceptions Test as		
required.		
Is site at risk from surface	R = High risk,	Green: Minor surface water
water flooding?	A =Medium risk	issues that can be mitigated
S .	G = Low risk	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).		
example from site full-onj.		
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of	Not on PDL	Red: 0% PDL
previously developed land	A = Partially on PDL	
(PDL)?	G = Entirely on PDL	
The NPPF promotes the		
The NEEL Promotes the		

effective use of land by		
reusing land that has been		
previously developed,		
provided it is not of high		
environmental value.		
		Crash Not in Crash Balt
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	Boil	
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 Con	servation Designations	
Criteria	Performance	Comments
		Green: Site is not near to an
Would allocation impact upon	R = Site is on or adjacent to an	
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
	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	with no or negligible impacts	
development could have on	marrie et megngiere impacte	
development dodia nave on		
thic		
this.	seats	
Impact on National Heritage A		Comments
Impact on National Heritage A Criteria	Performance	Comments
Impact on National Heritage A Criteria Will allocation impact upon a	Performance R = Site is on a SAM or	Green: Site is not on or
Impact on National Heritage A Criteria Will allocation impact upon a Scheduled Ancient Monument	Performance R = Site is on a SAM or allocation will lead to	
Impact on National Heritage A Criteria Will allocation impact upon a	Performance R = Site is on a SAM or allocation will lead to development adjacent to a	Green: Site is not on or
Impact on National Heritage A Criteria Will allocation impact upon a Scheduled Ancient Monument	Performance R = Site is on a SAM or allocation will lead to	Green: Site is not on or
Impact on National Heritage A Criteria Will allocation impact upon a Scheduled Ancient Monument	Performance R = Site is on a SAM or allocation will lead to development adjacent to a	Green: Site is not on or
Impact on National Heritage A Criteria Will allocation impact upon a Scheduled Ancient Monument (SAM)?	Performance R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of	Green: Site is not on or
Impact on National Heritage A Criteria Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through which nationally important sites and monuments are given legal	Performance 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	Green: Site is not on or
Impact on National Heritage A 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	Performance 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	Green: Site is not on or
Impact on National Heritage A 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	Performance 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	Green: Site is not on or
Impact on National Heritage A 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	Performance 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	Green: Site is not on or
Impact on National Heritage A 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,	Performance 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	Green: Site is not on or
Impact on National Heritage A 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	Performance 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	Green: Site is not on or
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Impact on National Heritage A 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 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 R = Site contains, is adjacent to, or within the setting of such	Green: Site is not on or adjacent to a SAM Green: Site does not contain or adjoin such buildings, and
Impact on National Heritage A 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 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 upon Listed Buildings?	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 R = Site contains, is adjacent to, or within the setting of such buildings with potential for	Green: Site is not on or adjacent to a SAM Green: Site does not contain or adjoin such buildings, and there is no impact to the
Impact on National Heritage A 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 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 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 R = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts	Green: Site is not on or adjacent to a SAM Green: Site does not contain or adjoin such buildings, and
Impact on National Heritage A 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 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 upon Listed Buildings? Listed buildings are categorised	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 R = Site contains, is adjacent to, or within the setting of such buildings with potential for	Green: Site is not on or adjacent to a SAM Green: Site does not contain or adjoin such buildings, and there is no impact to the

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.	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	
Part B: Deliverability and Viab		
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.	Amber: The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location. However this would not be a suitable site for an HRC use. 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 Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (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 45m 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. The Highways Authority would prefer access to be at the extreme southern western boundary of the site.
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 strategic site. Consideration of this at allocation stage can help ensure coordination of development.	R = Yes G = No	Green: Site is part of an existing allocation but the remainder of the allocation has planning permission and is well under construction.
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	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some

	appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient	works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
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	 Site is on Greenfield land, but part of an existing allocation. Was previously identified for a Household Recycling Centre, and that is why it was not included within the outline permission for Glebe Farm. However, the site would not be suitable for such a facility. Other constraints are minor and could be mitigated.

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?	>800m A = 400-800m G = <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 is between 400 and 800m from Trumpington district 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?	>800m A =400-800m G = <400m	Red: Site is over 800m from 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.		
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?	R = >3km A =1-3km	Amber: Site within 3km of Parkside Federation Proposed
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,	G = <1km or non-housing allocation	School Clay Farm

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? 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
Accessibility to outdoor facilit	ies and green snaces	
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. 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	Amber: The site is within 1km of Fawcett Primary School's outdoor sports facilities with the remainder between 1 and 3km from three 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	Amber: Site is beyond 400m from nearest child's/teenager's play space
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 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	>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.

consideration as to whether the size of the site and scale of		
development		
Supporting Economic Growth Criteria	Dowformon	Comments
How far is the nearest main	Performance R = >3km	Green: Site is less than 1km
employment centre?	A = 1-3km G = <1km or allocation is for or	from an employment centre.
National planning policy	includes a significant element	
promotes patterns of development which facilitate	of employment or is for another non-residential use	
the use of sustainable modes	another non-residential use	
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	R = Significant loss of	Green: No loss of employment
the loss of employment land	employment land and job	land or allocation for
identified in the Employment Land Review?	opportunities not mitigated by alternative allocation in the	employment development
Land Neview!	area (> 50%)	
The ELR seeks to identify an	A =Some loss of employment	
adequate supply of sites to	land and job opportunities	
meet indicative job growth	mitigated by alternative	
targets and safeguard and protect those sites from	allocation in the area (< 50%). G = No loss of employment	
competition from other higher	land / allocation is for	
value uses, particularly	employment development	
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	A = Not within or adjacent to	Amber: Site is in Trumpington
development in deprived areas	the 40% most deprived Super	LSOA 8003: 11.01
of Cambridge?	Output Areas within	
The English Indians of	Cambridge according to the	
The English Indices of Deprivation 2010 are	Index of Multiple Deprivation 2010.	
measures of multiple	G = Within or adjacent to the	
deprivation at the small area	40% most deprived Super	
level. The model of multiple	Output Areas within	
deprivation which underpins the Indices of Deprivation	Cambridge according to the Index of Multiple Deprivation	
2010 is based on the idea of	2010.	
distinct domains of deprivation		
which can be recognised and		
measured separately. These domains are experienced by		
individuals living in an area.		
aividadio living ili dil dica.		

Inclusion of this aritaria will		
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	Amber: Not accessible to
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.	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	HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
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?	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either 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.		
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a	Amber: Poor or medium quality off-road path.

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.	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.	
Air Quality, pollution, contami	nation and noise	
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	Green: >1000m of an AQMA, M11, or A14
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?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable	Amber: Adverse impacts capable of adequate mitigation

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 generator?	impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	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 partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Protecting Groundwater Criteria	Performance	Comments
Would development be within a source protection zone (EA	A =Within SPZ 1 G = Not within SPZ1 or	Green: Not within SPZ1

	historic environment (Landscap	pe addressed by Green Belt
criteria)	Doutous	0
Criteria Would allocation impact upon	Performance	Comments 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	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	or adjoin such areas, and there is no impact to the setting of such areas
development on the site would have an adverse impact on a historic park or garden its setting.	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. Would development impact	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 A = Site contains, is adjacent	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas Green: Site does not contain
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	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	or adjoin such buildings, and 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	Green: Archaeological excavations have concluded in this plot. No further work is required.
	G = No known archaeology on site or in vicinity	
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 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	R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation	Amber: Land currently supports good populations of declining Farmland birds

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 protected trees capable of townscape and landscape and the appropriate mitigation maintenance of a healthy and G = Site does not contain or species diverse tree cover brings a adjoin any protected trees 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. Any other information not captured above? **Level 2 Conclusion** Level 2 Conclusion (after R = Significant constraints or Amber: allowing scope for mitigation) adverse impacts • Site is more than 800m Some constraints or from City Centre, Health adverse impacts Centre/GP and primary **G** = Minor constraints or school. adverse impacts More than 400m from nearest area of accessible natural greenspace of 2ha

The site is adjacent to an established residential

		community and permitted residential at Glebe Farm Close to outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas
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: The site is adjacent to an established residential community and permitted residential at Glebe Farm Close to outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas Cons: More than 800m from nearest Local Centre, Health Centre/GP and primary school although will have access to facilities at Clay Farm and Trumpington Meadows in the future when they are fully developed.
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

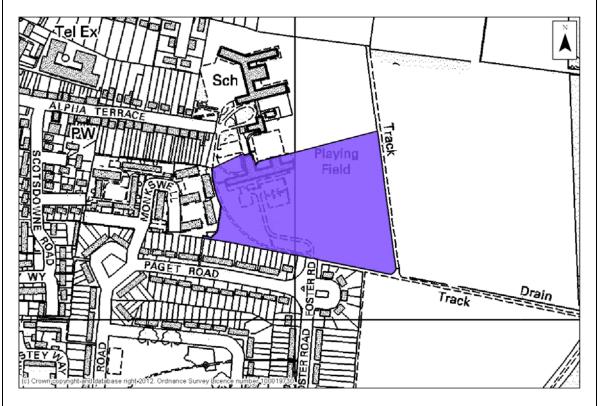
Site Information

Site reference number(s): R16 (SHLAA Site CC905)

Site name/address: Cambridge Professional Development Centre Paget Road Trumpington

Functional area (taken from SA Scoping Report): South Cambridge (Trumpington)

Map



Site description: Old school site, now used as training centre. Made up of old school building, associated car parking and green space (old playing fields). Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.

Current use: In use as a professional County Council training centre

Proposed use(s): Residential

Site size (ha): 3.15

Assumed net developable area: Constrained

Assumed residential density: -

Potential residential capacity: 50

Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Yes. Put forward by landowner in SHLAA Call for Sites

Site origin: SHLAA Call for Sites

Relevant planning history: No relevant planning history

Level 1 Part A: Strategic Considerations		
Flood Risk		
		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	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 environmental value.	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL (assuming the Public Open Space is not developed)

n: Not in Green Belt
II. INOU III OICCII DCIU
ments
n: Site is not near to an
with no or negligible
cts
ments
n: Site is not on or
cent to a SAM
n: Site does not contain
join such buildings, and
is no impact to the
ng of such buildings.

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 Site Specific Propose of Search's should be flagged up, but this would not necessarily rule out the allocation of a site. Is the site located within the Cambridge Airport Public Safeguarding Zone (SZ)? 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 is likely to have on it. Selfeuror and Waste LDF? Reference needs to be made to the Minerals and Waste Site Specific Propose Plan Feb 2012. Is the Minerals and Waste Site Specific Propose Plan Feb 2012. Is the site located within the PSZ or is development would have minor negative impacts the development is likely to have on it. Selfeuror a significant negative impacts the development is likely to have on it. Safeguarded area, development would have minor negative impacts and Waste Site Specific Propose Plan Feb 2012. Is there a suitable access to the self self site is self so a self self self self self self self self	Part P. Daliyarahility and Viah	setting of such buildings	
St 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 site State Steel is suit within an allocated or safeguarded area, development would have minerals on 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. Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)? 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 is likely to have on it. Would allocation of the site have a significant part of it falls within an allocated or safeguarded area, development would have minerals and Waste Sites Specific Propose Plan Feb 2012. R = Site or a significant part of tall swithin an allocated or safeguarded area, development would have minerals and Waste Site Specific Propose Plan Feb 2012. Solution requirement would have minerals and Waste Site Specific Propose Plan Feb 2012. Solution requirement would have minerals and Waste Site Specific Propose Plan Feb 2012. Amber: Entire site in SZ (An Structure greater than 15m above ground level) Amber: Access to the site whave a significant impact on the capacity of the local highway standards for scale of development is likely to have on it. Would allocation of the site have a significant impact on the capacity of the strategic road network and the impact on the trategic road network and the impact on the development is likely to have on it. Would allocation of the site have a significant pace of the local highway reference plan in the capacity of the strategic road network and the impact on the development is likely to have on it. R = Insufficient capacity of the strategic road network and the impact on the development			Comments
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. Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)? 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 is likely to have on it. Would allocation of the site have a significant impact on the strategic road network and the impacts the development is likely to have on it. It talls within an allocated or safeguarded area, development would have significant negative impacts development would have significant megative impacts and Waste Site Specific Propose Plan Feb 2012. Reference needs to safe year of selevation and located or safeguarded area, development would have minor negative impacts and waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Propose Plan Feb 2012. Plan Feb 2012. Amber: Entire site in SZ (And building height restriction in comments) G. Site is not within the PSZ or is designated as an area where no development should occur A = Site or part of site within the PSZ or SZ. Is there a suitable access to the site on safeguarded area. Re Site is significant in the PSZ or is designated as an area where no development should occur A = Site or part of site within the PSZ or SZ. Is there a suitable access to the site is capable of apropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects ca			
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Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)? A site or part of site within the SZ (add building height restriction in comments)	Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	G = Site is not within an allocated or safeguarded area.	
The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development. Would allocation of the site have a significant impact on 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 R = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated R = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identificent capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of app	Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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	Structure greater than 15m above ground level)
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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. 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 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 Trave Plan (TP), regardless of the	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.	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	appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Impact Assessment. S106 contributions and	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	Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully	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.

		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?	R = Yes G = No	Green: No known issues.
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	G = Yes A = No	Amber: No

heating network/community energy networks? 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	Green: • Minor constraints which could be mitigated • Existing infrastructure likely to be sufficient

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	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? 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	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of Trumpington local centre catchment area.

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.	P = 1 200m	Ambor Majority of site is inst
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	R = >800m A = 400-800m G = <400m	Amber: Majority of site is just beyond 400m distance of Trumpington Street Medical Practice, 17 Beverley Way, CB2 2JS
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: The training centre is a professional training and conference centre, and not really available to the local community.
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 is within 1km of Parkside Federation Proposed School Clay Farm
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 is within 400m of Fawcett Primary School

Accessibility to outdoor facilit		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes 6 = No	Red: Over half of the site is former school playing fields and designated as protected open space in the 2006 Local Plan and the 2011 Open Space and Recreation Strategy. This area would need to be excluded from any development site.
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	Red: Needs to be determined by owner.
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: Assuming area of POS is removed from the site, no obvious constraints that prevent the remainder of site providing full 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 Fawcett Primary School and Long Road Sixth Form College outdoor sports facilities

How far is the pearest play	100 (1 11 1	Green: Site is within 400m of
How far is the nearest play space for children and	A = >400m from children and	play area on King George V
teenagers?	teenager's play space	recreation ground,
teenagers:	G = <400m; or allocation is not	Trumpington
Proximity to high quality play	housing	Trampington
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	Red: Site is more than 400m
accessible natural greenspace	G = <400m; or allocation is not	from nearest area of
of 2ha?	housing or employment	accessible natural greenspace
	l l l l l l l l l l l l l l l l l l l	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 Supporting Economic Growth		
Criteria Economic Growth	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.
Jp.ojonidor	G = <1km or allocation is for or	
National planning policy promotes	includes a significant element	
patterns of development which	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.	R = Significant loss of	Green: No loss of employment
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.	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	land / allocation is 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 where development may benefit areas where deprivation is an issue.	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.	Amber: Site is in LSOA Trumpington 8002: 12.6
Sustainable Transport		
Sustainable Transport Criteria	Performance	Comments
	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	Comments 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. Red: Site is beyond 800m from

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 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.	Green: Good links should be provided through the Clay Farm site to the busway & Addenbrookes and there is a link to the good off-road provision on Trumpington Rd.
	 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	nation and noise	
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11	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 the AQMA, as well as between the site and roads with the highest	or A14 G = >1000m of an AQMA, M11, or A14	

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	Green: 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	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	Green: Site not within or adjacent to an area with a history of contamination

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.	history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (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	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
that might cause pollution in the		
area.		
Protecting the townscape and	historic environment (Landscap	pe addressed by Green Belt
criteria)		
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 consideration of whether	no impact to the setting of	
development on the site would	such areas	
have an adverse impact on a		
historic park or garden its setting.		
Would development impact	R = Site contains, is adjacent	Amber: Yes, adjacent to
upon a Conservation Area?	to, or within the setting of such	Trumpington CA
	an area with potential for	
The Planning (Listed Buildings	significant negative impacts	
and Conservation Areas) Act	incapable of appropriate	
1990, imposes a duty on planning	mitigation	
authorities to designate as conservation areas 'areas of	A = Site contains, is adjacent	
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	
James ago o Conconvation / 11000	C.IO G.OOO HOL COINCIN OF	<u> </u>

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 Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development	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 negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
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.	setting of such buildings	
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: NGR: 545010 255150. Adjacent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (e.g. MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.
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)	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	Green: No impact.
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	capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	

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.		
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: Potential link to green infrastructure on Clay Farm.
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	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: One Tree Preservation Order on the boundary

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		
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 Trumpington Local Centre and facilities Close to schools, outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas Good cycle links though the Clay Farm site Potential loss of protected open space, although it is likely that this would be removed from the development area. More than 400m from nearest area of accessible natural greenspace of 2ha More than 800m from existing or proposed train station
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: The site is adjacent to existing residential and permitted residential and other services and facilities at Clay Farm Close to Trumpington Local Centre and facilities Close to schools, outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and

		other areas Existing infrastructure likely to be sufficient Good cycle links though the Clay Farm site.
		 Cons: Loss of the training centre Loss of protected open space, although it is likely that this would be removed from the development area
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

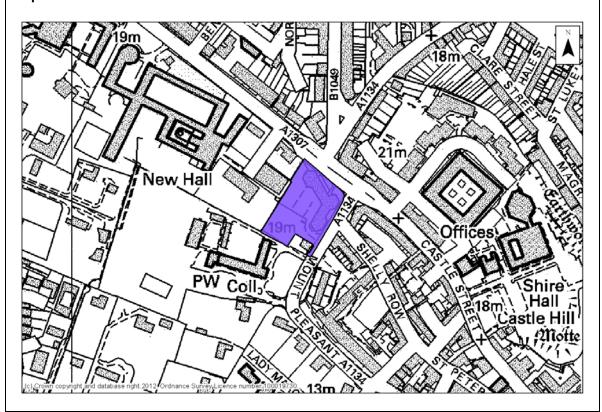
Site Information

Site reference number(s): R17 (SHLAA Site CC919)

Site name/address: Mount Pleasant House

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

Мар



Site description:

This site relates to a large, four storey office building and associated car park located on the south side of the road junction of Huntingdon Road, Histon Road and Victoria Road. The immediate context is mixed in character with a number of residential properties, offices, college buildings and a public house in the locality.

Current use: Office block

Proposed use(s): Residential

Site size (ha): 0.57

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 50

Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Yes. Put forward by landowner in

SHLAA Call for Sites

Site origin: SHLAA Call for Sites

Relevant planning history: No 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.
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 towards the west of the site. Careful mitigation required which could impact on achievable site densities 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: Site is not in the Green

of land within 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 which looks at sites on the fringe of the City. Impact on national Nature Conservation Designations Criteria Performance Would allocation impact upon a Site of Special Scientific Interest (SSSI)? Result Belt.	าก
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Impact on national Nature Conservation 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 Performance R = Site is on or adjacent to an SSSI with no or negligible impacts SSSI with negative impacts impacts Comments Green: Site is not near to an SSSI with no or negligible impacts SSSI with negative impacts Capable of mitigation G = Site is not near to an SSSI with no or negligible impacts	an
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 Performance 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 no or negligible impacts SSSI with negative impacts Comments Green: Site is not near to a SSSI with no or negligible impacts SSSI with negative impacts Comments Green: Site is not near to a SSSI with no or negligible impacts	าง
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 Performance 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 no or negligible impacts SSSI with negative impacts Comments Green: Site is not near to a SSSI with no or negligible impacts SSSI with negative impacts Comments Green: Site is not near to a SSSI with no or negligible impacts	มา
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Interest (SSSI)? Incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts account the reasons for the SSSI's designation and the potential impacts that incapable of mitigation SSSI with negative impacts capable of mitigation SSSI with negative impacts capable of mitigation SSSI with negative impacts with no or negligible impacts	
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SSSI's designation and the potential impacts that G = Site is not near to an SSSI with no or negligible impacts	
potential impacts that with no or negligible impacts	
LOWER BURNERS COURT DAVE ON THE	
development could have on this. Impact on National Heritage Assets	
Criteria Performance Comments	
Will allocation impact upon a R = Site is on a SAM or Amber: 'Ashwickstone'	
Scheduled Ancient Monument allocation will lead to ('Ashwyke stone') cross	
(SAM)? development adjacent to a	
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,	
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 contains.	nin
upon Listed Buildings? to, or within the setting of such buildings, at the buildings with potential for the buildings with potential for	iu
Listed buildings are categorised buildings with potential for significant negative impacts there is no impact to the setting of such buildings.	
as either Grade 1(most important), incapable of appropriate	
Grade 2* or Grade 2. mitigation	
Consideration needs to be given A = Site contains, is adjacent	
to the likely impact of	
development on the building and buildings with potential for	
its setting taking account of the	
listing category, the distance from the listed building, the proposed appropriate mitigation	
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use, and the possibility of G = Site does not contain or	

Part B: Deliverability and Viab		
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 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?	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?	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	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

Level 4 Canalysian	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	I 1/2 1 1/2 1	
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: There is surface water flooding issues towards the west of the site. Careful mitigation required. The SAM on site (Ashwickstone) would need to be protected in any development Existing infrastructure likely to be sufficient

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge 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	R = >800m A = 400-800m G = <400m	Amber: Half of the site is within 400m from the edge of the City Centre with the remainder beyond 400m
more highly in sustainability terms. How far is the site from the nearest District or 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.	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of both Histon Road and Victoria Road local centre catchment areas.
How far is the nearest health centre or GP service?	R = >800m A = 400-800m	Green: Site is within 400 metres of The Surgery, 1

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.	G = <400m	Huntingdon Road, Cambridge, CB3 0DB
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
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 St Luke's Church Of England Primary School, French's Road, CB4 3JZ and Park Street Primary School, Lower Park Street, CB5 8AR
Accessibility to outdoor facilit		
Criteria Is the site defined as protected open space or have the potential to be protected	Performance R = Yes G = No	Comments Green: Site in not protected open space or have the potential to be protected. St Edmund's College Gardens (Parks and Gardens category) on southern perimeter may limit onsite development densities.

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 publicly 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	Green: No obvious constraints that prevent the site providing minimum on-site provision.
	deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	
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 from 3 outdoor sport facilities including those at Chesterton Community College
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	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Albion Yard Children's Play Area

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?	R = >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.
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		of Zha.
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 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.		Red: Land is identified in the
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-	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	Red: Land is identified in the Council's Employment Land Review

well as the need for it.		
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. Sustainable Transport	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.	Amber: Site is in Castle LSOA 7958: 9.25
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.	R = >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	RR = no cycling provision and	Re: Busy junction.
accessible near to the site? National Planning Policy stresses	traffic speeds >30mph with	
the importance of developments	high vehicular traffic volume.	
being located and designed where	R = No cycling provision or a	
practical to give priority to	cycle lane less than 1.5m	
pedestrian and cycle movements. The inclusion of	width with medium volume of	
criteria that measures the distance	traffic. Having to cross a busy	
of a site from the nearest cycle	junction with high cycle	
route will provide an indication of the sustainability of the site.	accident rate to access local	
the sustainability of the site.	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		
Out 1	Dorformonoo	Commonata
Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Red: Adjacent to Air Quality
	R = Within or adjacent to an AQMA, M11 or A14	Red: Adjacent to Air Quality Management Zone (AQMA),
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air
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	R = Within or adjacent to an AQMA, M11 or A14	Red: Adjacent to Air Quality Management Zone (AQMA),
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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,	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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.	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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.	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will require air quality assessment.
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will
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	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 A = Adverse impact G = Minimal, no impact,	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will require air quality assessment.
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?	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 A = Adverse impact	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will require air quality assessment.
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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 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: Very heavy traffic in the area. Noise survey and design and or mitigation 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	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	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: May not be suitable for houses with gardens - Developable but will require full condition.

and the implications that this will		
have for development.		
Protecting Groundwater	Denfermen	0
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1 or
a source protection zone (EA	G = Not within SPZ1 or	allocation is for greenspace
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)		
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Amber: The development of
a historic park/garden?	to, or within the setting of such	the site would not affect a
	areas with potential for	Historic Park and Garden
Historic parks and gardens that	significant negative impacts	providing build height does not
have been registered under the	incapable of appropriate	exceed the immediate
1983 National Heritage Act have	mitigation	surrounding area.
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	such areas	
development on the site would		
have an adverse impact on a historic park or garden its setting.		
Thistoric park of gardern its setting.		
Would development impact	R = Site contains, is adjacent	Amber: In West Cambridge
upon a Conservation Area?	to, or within the setting of such	Conservation Area.
apon a concervation / troa.	an area with potential for	Concorvation 7 troat
The Planning (Listed Buildings	significant negative impacts	
and Conservation Areas) Act	incapable of appropriate	
1990, imposes a duty on planning	mitigation	
authorities to designate as	A = Site contains, is adjacent	
conservation areas 'areas of	to, or within the setting of such	
special architectural or historic	an area with potential for	
interest that character or	negative impacts capable of	
appearance of which it is desirable	appropriate mitigation	
to preserve or enhance'. 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	Such an area	
setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Amber: Yes, 18 Mount
upon buildings of local interest	to, or within the setting of such	Pleasant.
There are over 1,000 buildings in	buildings with potential for	
Cambridge that are important to	negative impacts capable of	
the locality or the City's history	appropriate mitigation	
and architectural development.		
Local planning policy protects	G = Site does not contain or	

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.	there is no impact to the setting of such buildings	
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226). Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881). Foundation/basement impacts of Mount Pleasant House on archaeology is unknown
Diadinamity and One or Infrast		
Biodiversity and Green Infrast		Comments
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. Does the site offer opportunity	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. Amber: No significant

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.	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	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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
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 are 31 TPOs onsite and 1 TPO on the boundary.

Any other information not captured above?

Issues with car parking in local area: Yes. CPZ border.

Level 2 C	onc	lusion
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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:

- The site is close to the City Centre and both Histon Road and Victoria Road Local Centres.
- Close to schools, a health centre, three outdoor facilities and Albion Yard Children's Play Area
- Good public transport links
- More than 400m from nearest area of accessible natural greenspace of 2ha
- Loss of employment land
- More than 800m from existing or proposed train station
- Site is adjacent to a busy junction which presents dangers to cyclists
- Within an AQMA
- Within Central Conservation Area
- TPO's on site

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:

- The site is close to the City Centre and both Histon Road and Victoria Road Local Centres.
- Existing infrastructure is likely to be sufficient
- Close to schools, a health centre, three outdoor facilities and Albion Yard Children's Play Area
- Good public transport links to City Centre and other areas
- Close to City Centre and Local Centre

Cons:

 There is surface water flooding issues towards the west of the site. Careful mitigation required.

		 The Scheduled Ancient Monument on site (Ashwickstone) would need to be protected in any development Any development would need to protect the setting of West Cambridge Conservation Area Loss of offices The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality
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

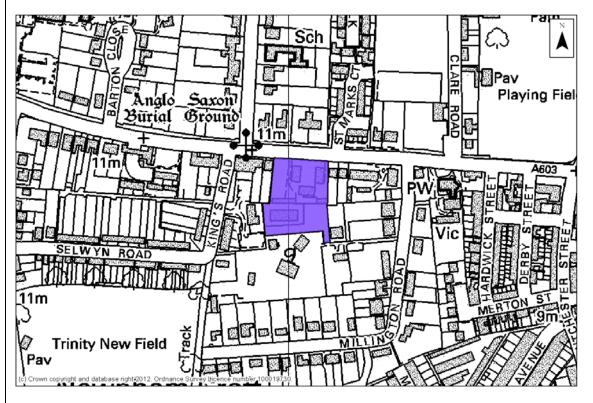
Site Information

Site reference number(s): R18 (SHLAA Site CC910)

Site name/address: 21-29 Barton Road

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

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Site description: This site relates to a number of residential properties, gardens and garages that are located south of Barton Road, south west of St Marks Court between 21 and 29 Barton Road. The context is mainly residential.

Current use: Residential

Proposed use(s): Residential

Site size (ha): 0.55

Assumed net developable area:

Assumed residential density: 27dph

Potential residential capacity: 15

Existing Gross Floorspace: -

Proposed Gross Floorspace: -

Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Yes. Put forward by landowner in SHLAA Call for Sites

Site origin: SHLAA Call for Sites

Relevant planning history: Temporary change of use for 8 years from residential to private

school.

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 environmental value.	R = Not on PDL A = Partially on PDL G = Entirely on PDL	Green: 100% PDL

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	3011	
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 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 accomment 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	
(6,)	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,		
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	Amber: No. However, the
upon Listed Buildings?	to, or within the setting of such	buildings on this site were
	buildings with potential for	picked up in the recent West
Listed buildings are categorised	significant negative impacts	Cambridge Conservation Area
as either Grade 1(most important),	incapable of appropriate	Appraisal as being Positive
Grade 2* or Grade 2.	mitigation	Unlisted Buildings. This means
Consideration needs to be given		<u> </u>
to the likely impact of	A =Site contains, is adjacent	that they have a positive
development on the building and	to, or within the setting of such	impact on the character and
its setting taking account of the	buildings with potential for	appearance of the
listing category, the distance from	negative impacts capable of	Conservation Area, as
the listed building, the proposed	appropriate mitigation	opposed to negative or
use, and the possibility of	G = Site does not contain or	neutral, however they were not
mitigation.	adjoin such buildings, and	put forward for BLI status. The
	there is no impact to the	'carefully tended topiary' was

	setting of such buildings	seen to be a better use of the space than as car parking which has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses.
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	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.
necessarily rule out the allocation 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 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 strategic site. Consideration of this at allocation stage can help ensure coordination of	R = Yes G = No	Green: Site is not part of a larger site and will not prejudice development of any strategic sites
development. Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known issues.
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	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	Green: Minor constraints which could be mitigated Current buildings aren't listed, but have a positive effect on the conservation area.
Options Report and key issues emerging from consultation responses.	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?	R = >800m A = 400-800m G = <400m	Amber: Site is within 800m 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? 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.	R = >800m A = 400-800m G = <400m	Green: Half of site is within 400m of Granchester local centre catchment area and the remainder within 800m of Newnham Road local centre catchment area.
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 within 800m of Newnham Walk Surgery, Wordsworth Grove, CB3 9HS

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 = 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	Amber: Site is within 3km of Chesterton Community College, Parkside Community College and Parkside Federation Proposed School Clay Farm
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 within 800m of Newnham Croft Primary School
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 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	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	Green: No obvious constraints that prevent the site providing minimum on-site provision.

and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	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		
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 Newnham Croft Primary School's outdoor sports facilities and the playing fields of a number of colleges.	
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 Lammas Land which has a large children's play area	
How far is the nearest accessible natural greenspace of 2ha?	R = >400m G = <400m; or allocation is not	Green: Site is within 400m of Lammas Land which has a large children's play area	

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	housing or employment	
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 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: Site is less than 1km from an employment centre.
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
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	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	Amber: Site is in LSOA Newnham 7985: 5.07 and Newnham 7984: 4.61

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	Cambridge according to the Index of Multiple Deprivation 2010.	
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	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	Red: Not accessible to a HQPT as defined. Site is more than 500m from other bus services that link the site to the City Centre and other areas.
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	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	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	Green. Crossing nearby to good off-road path on Barton Rd.

of a site from the nearest cycle route will provide an indication of the sustainability of the site.	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.	
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 A = <1000m of an AQMA, M11	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 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.	or A14 G = >1000m of an AQMA, M11, or A14	
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	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: Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.

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 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	Green: No.
Protecting Groundwater	Dorformana	Comments
Criteria Would development be within a source protection zone (EA data)?	Performance A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
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
,	Performance	Comments
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 development on the site would have an adverse impact on a	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 an area, and there is no impact to the setting of such an 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.	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 buildings on this site were picked up in the recent West Cambridge Conservation Area Appraisal as being Positive Unlisted Buildings. This means that they have a positive impact on the character and appearance of the Conservation Area, as opposed to negative or neutral, however they were not put forward for BLI status. The 'carefully tended topiary' was seen to be a better use of the space than car parking which

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.		has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses.	
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: NGR 544020 257450. Croft Centre lies within the grounds of the former Croft Lodge. This is the location of a Saxon burial ground - extent unknown, tow areas evident on Barton Rd (MCBs 6046 and 4630). Roman pottery remains are also known from the grounds of croft Lodge (MCB6047). A programme of archaeological works should be undertaken prior to the submission of any planning application.	
Biodiversity and Green Infrast	ructure		ĺ
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 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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.

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 are 6 TPOs onsite and approximately 6 TPOs on the 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

Amber:

- The site is close to the City Centre and both Newnham Road and Granchester Local Centres
- Within an established residential community

		 Close to outdoor sports facilities, play areas and accessible natural greenspace Good cycle links Buildings on this site are not listed but have a positive impact on the character of the area Potential loss of student accommodation Poor access to public transport
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: The site is close to the City Centre and both Newnham Road and Granchester Local Centres Within an established residential community Close to outdoor sports facilities, play areas and accessible natural greenspace Good cycle links Cons: Buildings on this site are not listed but have a positive impact on the character of the area Potential loss of student accommodation Poor access to public transport
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

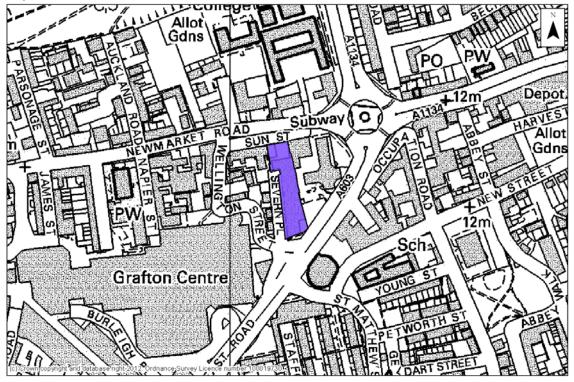
Site Information

Site reference number(s): R19 (SHLAA Site CC892)

Site name/address: 64-68 Newmarket Rd

Functional area (taken from SA Scoping Report): City Centre (Market)





Site description: This site is located south of Newmarket Rd, between Sun Street (to the north) and Severn Place (to the west). Site made up of warehouse and retail building and associated car parking. The context is mixed use with the Dukes Court office development to the west, the Atrium Fitness Centre to the east and the Sun Street Pay & Display car park to the north.

Current use: Warehouses / Retail

Proposed use(s): Residential

Site size (ha): 0.27

Assumed net developable area:
Assumed residential density: 222dph

Potential residential capacity: 60

Existing Gross Floorspace: -

Proposed Gross Floorspace: -Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Yes. Put forward by landowner in SHLAA Call for Sites

Site origin: SHLAA Call for Sites

Relevant planning history: No 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
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	R = Site is in the Green Belt	Green. Site is not in the Green

of land within the Green Belt?	G = Site is not in the Green Belt	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		
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
The assessment will take into	A =Site is on or adjacent to an	
account the reasons for the	SSSI with negative impacts 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		0
Criteria	Performance CAM as	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument (SAM)?	allocation will lead to development adjacent to a	adjacent to a SAM
(SAIVI):	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 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
Listed buildings are astagarias-	buildings with potential for	there is no impact to the
Listed buildings are categorised as either Grade 1(most important),	significant negative impacts	setting of such buildings
Grade 2* or Grade 2.	incapable of appropriate mitigation	
Consideration needs to be given	A =Site contains, is adjacent	
to the likely impact of	to, or within the setting of such	
development on the building and	buildings with potential for	
its setting taking account of the 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?	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	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	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
necessarily rule out the allocation of a site. Is the site located within the Cambridge Airport Public	R = Site is within the PSZ or is designated as an area where	Consultation Area. Amber: Entire site in SZ (Any Structure greater than 15m
Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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	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
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?	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 strategic road network and the impacts the development is likely to have on it.	Negative effects capable of appropriate mitigation. G = 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.
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?	R = Yes G = No	Green: No known issues.
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 2011 and 2016
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	Green: Yes
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 centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? A key element of sustainable	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of the City Centre.
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? 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.	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Norfolk Street local centre catchment area.
How far is the nearest health centre or GP service? Local services are essential to the	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Cambridge Access Surgery, 125 Newmarket Road and York Street Medical Practice,

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.		146-148 York Street, Cambridge
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. How far is the nearest primary	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site is within 1km of Parkside Community College, Parkside Green: Site within 400m of St
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	Matthew's Primary School
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 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	RR = No, the site by virtue of	Green: No obvious constraints

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?	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	that prevent the site providing minimum on-site provision.	
How far is the nearest outdoor sports facilities?	plan standards R = >3km A =1 - 3km	Amber: Site is within 3km of nearest outdoor sports	
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	facilities.	
How far is the nearest play space for children and teenagers?	A = >400m from children and teenager's play space	Green: Site is within 400m of a children's / teenager's play space	
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.	G = <400m; or allocation is not housing		

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 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	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Midsummer Common.
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 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: Site is in the City Centre and less than 1km from an employment centre.
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	Amber: Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site is in LSOA Market 7983: 13.84

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	G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
where development may benefit areas where deprivation is an issue.		
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	Performance 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	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.
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'.	G = High quality public transport service	
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	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	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: The development of this site could provide an extremely useful cycle and pedestrian link between East Rd and Newmarket Rd.

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.	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.	
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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14	Red: Within AQMA requires no net worsening in AQ protection of residents from East road, Newmarket Road
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.	6 = >1000m of an AQMA, M11, or A14	
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?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation	Amber: Newmarket Road experiences very heavy traffic, noise investigation and mitigation measures would be essential

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.	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.	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: Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, Developable but will require full condition.

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	oe addressed by Green Belt
criteria)	Dorformana	Comments
Criteria	Performance	Cronnelts
Would allocation impact upon a historic park/garden?	R = Site contains, is adjacent to, or within the setting of such	Green: Site does not contain
a historic park/garden?	,	or adjoin such areas, and
Historic parks and gardens that	areas with potential for significant negative impacts	there is no impact to the setting of such areas
have been registered under the		setting of such areas
1983 National Heritage Act have	incapable of appropriate mitigation	
legal protection. There are 11	A = Site contains, is adjacent	
historic parks and gardens in	to, or within the setting of such	
Cambridge. National planning	areas with potential for	
policy requires substantial harm to	negative impacts capable of	
or loss of designated heritage	appropriate mitigation	
assets of the highest significance, 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	such areas	
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	Amber: Northern boundary is
upon a Conservation Area?	to, or within the setting of such	opposite the Central CA.
	an area with potential for	
The Planning (Listed Buildings	significant negative impacts	
and Conservation Areas) Act	incapable of appropriate	
1990, imposes a duty on planning	mitigation	
authorities to designate as conservation areas 'areas of	A = Site contains, is adjacent	
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 the potential impact that	is no impact to the setting of	
development may have on the	such an area	
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 such buildings from development	adjoin such buildings, and	
which adversely affects them	there is no impact to the	
unless:	setting of such buildings	

- 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: NGR: 546067 258758. Area of 19th century breweries and industry. South west of Barnwell Priory (now St Andrew the Less Church). Well preserved Medieval settlement known along Newmarket Road (e.g. at Eastern Gate to east). Archaeological Condition is recommended on any planning application.
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: No impact
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	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	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

and enhancing green	significant new green	
infrastructure delivery.	infrastructure	
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: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
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	Green: There are no Tree Preservation Orders on or near the site.
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Green:
allowing scope for mitigation)	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or	 The site is close within City Centre boundary and close to the Norfolk Street Local Centre
	adverse impacts	This site could potentially

		provide a useful pedestrian/cycle link between Newmarket Road and East Road Close to schools, GP service, children's/teenagers play space and natural accessible greenspace Good public transport links to City Centre and other areas The site is within an Air Quality Management Area Potential contamination
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: The site is close within City Centre boundary and close to the Norfolk Street Local Centre This site could potentially provide a useful pedestrian/cycle link between Newmarket Road and East Road Close to schools, GP service, children's/teenagers play space and natural accessible greenspace Good public transport links to City Centre and other areas Cons: The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality Potential contamination, former contaminative uses on site. Developable but will require 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

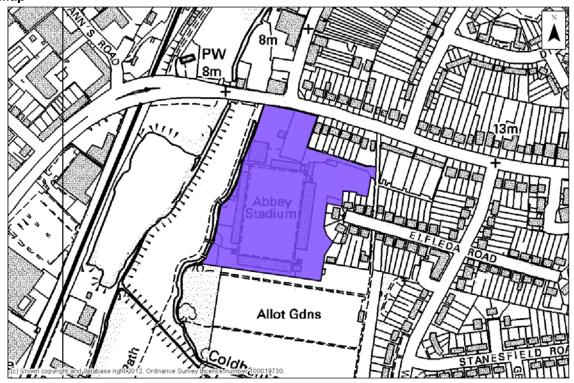
Site Information

Site reference number(s): R20 (SHLAA Site CC105)

Site name/address: The Abbey Stadium Site, including land fronting Newmarket Road, Cambridge

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

Map



Site description:

Site of the existing Cambridge United Stadium with ancillary car parking. The stadium itself is set back from the Newmarket Road frontage, by an area of hardstanding used for car and cycle parking, and a number of single storey buildings which includes a car & van hire firm. To the east and north, the site is surrounded by residential development. To the south there is an extensive area of allotments. To the west, there is open space, consisting of grass and scrub, linking to Coldham's Common.

This site as well as the allotments to the south are also being consulted on as a possible option for a community stadium. The existing Abbey Stadium site is not sufficient size to accommodate a Community Stadium. The stadium owners are seeking an alternative site. Inclusion of allotment land to the south would make a larger site.

Current use (s):

Football stadium and associated uses. Abbey Stadium is the home of Cambridge United Football Club. To the Newmarket Road end of the site, part of the land is used as a vehicle rental site.

Proposed use(s): Residential

Site size (ha): 2.88

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 154

Site owner/promoter: Grosvenor Estates (with South Stand area owned by Cambridge City Council)

Landowner has agreed to promote site for development? Yes, Grosvenor Estates promoting site for residential development.

Site origin: SHLAA Site, May 2012

Relevant planning history:

- 1932 Original football ground inaugurated.
- 1934 First stand opened
- 2002 Redevelopment of South Stand completed
- 2006 The 2006 Local Plan designated the Stadium pitch as protected open space.
- 2006 The site was not allocated for housing. The 2006 Local Plan Inspector's report concluded that in the absence of a suitable relocation site for the Stadium it should not be allocated for housing.
- 2011 Open Space and Recreation Strategy (Oct 2011) retained the Stadium pitch as protected open space for recreational purposes.
- 2012 Strategic Housing Land Availability Assessment determined this site suitable for 154 residential units, developable in approximately 2018 to 2022.
- 2012 The Cambridge Local Plan Towards 2031 Issues and Options Report 2012 sought comments on the future of the current stadium site in terms of whether or not it should be retained or redeveloped and if redeveloped what it should be redeveloped for.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
The assessment will address	A = Flood risk zone 2 G = Flood risk zone 1	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 applying the Exceptions Test as		
required.		
Is site at risk from surface	R = High risk,	Green: Minor surface water
water flooding?	A = Medium risk G = Low risk	issues that can be mitigated against through good design
In addition to identifying whether	G = LOW HSK	against tillough good design
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).		
Land Use / Green Belt	D (
Criteria Will allocation make use of	Performance	Comments Green: 100% on PDL
previously developed land	R = Not on PDL	GIEEN. 100% ON PDL
(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	
	Belt	
There is a small amount of Green	Boilt	
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		
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
	A =Site is on or adjacent to an	
The assessment will take into	SSSI with negative impacts	
account the reasons for the		
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	
development doubt have on this.		
Impact on National Heritage A	ssats	
Criteria	Performance	Comments
	R = Site is on a SAM or	Green: Site is not on or
Will allocation impact upon a		
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	
	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites		
which nationally important sites and monuments are given legal	negative impacts incapable of	
which nationally important sites and monuments are given legal protection. National planning	negative impacts incapable of mitigation A = Site is adjacent to a SAM	
which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to	negative impacts incapable of mitigation A =Site is adjacent to a SAM that is less sensitive / not likely	
which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage	negative impacts incapable of mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are	
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,	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	
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	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	
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	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	
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	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	
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	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	
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	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	
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	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	
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	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	
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mitigation.	adjoin such buildings, and	
	there is no impact to the setting of such buildings	
Part B: Deliverability and Viab		
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 within an allocated or safeguarded area in the Minerals and Waste LDF.
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) Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height.
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 of development.		
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.
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?	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? 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	Red: Cambridge United Football Club (CUFC) lease the Stadium site from the landowner Grosvenor Estates. The area covered by the Stadium's south stand is owned by Cambridge City Council and leased to CUFC. Lease on vehicle depot.
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) 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: There are lease issues on the site which need to be overcome and would result in lower number of dwellings

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	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 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?	R = >800m A =400-800m G = <400m	Red: Site is more than 800m from 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.		
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 is within 3km of: Chesterton Community College Coleridge Community College St Bede's Inter-Church Comprehensive School Manor Community College Parkside Community College
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 within 800m of Abbey Meadows Primary School
Accessibility to outdoor facility		0
Criteria Is the site defined as protected open space or have the potential to be protected	Performance R = Yes G = No	Comments Red: CUFC stadium pitch (0.84ha) 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	R = No G = Yes	Red: Any future development would need to satisfactorily demonstrate recreational facilities are re-provided 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. 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	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.	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Abbey Meadows Primary School outdoor sports facilities and Barnwell Road Recreation Ground and the playing pitches on Coldhams Common adjacent to the Abbey Sports Complex.
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	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of children's play area beside Abbey Pool.

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?	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of 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 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? 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.	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.
Would development result in the loss of employment land identified in the Employment Land Review?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the	Green: No loss of employment land or allocation for employment development
The ELR seeks to identify an adequate supply of sites to meet	area (> 50%) A =Some loss of employment land and job opportunities	

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.	allocation in the area (< 50%). G = No loss of employment land / allocation is 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 where development may benefit areas where deprivation is an issue.	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 7945: 24.27and Abbey LSOA 7946: 33.03. Both within the 40% most deprived LSOAs
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? 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 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.
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	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	defined. Site is within 400m of other bus services that link the site to the City Centre and

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 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. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	Amber: There are good, though more circuitous links to the city centre via riverside but the more direct link via Newmarket rd is poor. There is an off-road link across Coldham's Common towards the station but this is unlit so there are personal security issues.
Air Quality, pollution, contami		
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	Performance 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

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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 capable of adequate mitigation. G = Minimal, no impact, reduced impact	Amber: Adverse impact capable of adequate mitigation.
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: Adverse impacts capable of adequate 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	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	Amber. Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development.

permitted in areas subject to	appropriate to proposed	
pollution levels that are	development	
incompatible with the proposed	G = Site not within or adjacent	
use. Mitigation measures can be	to an area with a history of	
implemented to overcome some		
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
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	
	amorament to tot groundpass	
Charles have to a contract (a service)		
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	ne addressed by Green Relt
	mistoric environment (Landscap	be addressed by Green Ben
criteria)		
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
a motorio parit gardori.		
	areas with potential for	there is no impact to the
	the second of th	
Historic parks and gardens that	significant negative impacts	setting of such areas
have been registered under the		setting of such areas
have been registered under the 1983 National Heritage Act have	incapable of appropriate	setting of such areas
have been registered under the	incapable of appropriate mitigation	setting of such areas
have been registered under the 1983 National Heritage Act have legal protection. There are 11	incapable of appropriate mitigation A = Site contains, is adjacent	setting of such areas
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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 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
pranting approximent engine		
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: Located in an area known for its 18th and 19th century industry, evidence for Roman and Saxon settlement has been identified to the north (HER 17486). Of particular significance is Stourbridge Chapel to the north west, dating from the 12th century (HER 04781)
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	Amber: Site adjacent to Coldham's Common County Wildlife Site and Coldham's Brook City Wildlife Site and Barnwell Pit City Wildlife Site. Existing stadium currently has pedestrian access from the Common and across the watercourse.

Does the site offer opportunity R = Development involves a Amber: Constrained site for green infrastructure loss of existing green would provide limited delivery? infrastructure which is opportunities for Green Green infrastructure plays an incapable of appropriate Infrastructure. Potential to important role in delivering a wide mitigation. enhance existing brook and range of environmental and quality A =No significant opportunities grassland. 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 delivery. infrastructure Would development reduce Green: Potential to enhance R = Development would have a habitat fragmentation, enhance negative impact on existing existing brook through native species, and help features or network links improved bank treatment, deliver habitat restoration incapable of appropriate invasive species control and (helping to achieve Biodiversity mitigation target species for recovery Action Plan targets?) Development would have a such as scarce aquatic plants negative impact on existing and water voles. 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. R = Development likely to have Green: Site does not contain Are there trees on site or immediately adjacent protected a significant adverse impact on or adjoin any protected trees by a Tree Preservation Order the protected trees incapable (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

Any other information not captured above?

current and future amenity value of

the trees.

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	Red: • Loss of Protected Open Space • More than 400m from nearest area of accessible natural greenspace of 2ha • More than 800m from the edge of the City Centre • More than 800m from the nearest health centre or GP service • More than 800m from existing or proposed train station
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 good public transport Development in a deprived part of the city. Opportunities to improve green infrastructure Many constraints such as access and highway capacity could be overcome with suitable mitigation Limited impact on the environment with mitigation measured available Cons: There are lease issues on the site which need to be overcome Loss of United Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are re-provided elsewhere in an appropriate manner. More than 400m from nearest area of accessible natural greenspace of 2ha More than 800m from the edge of the City Centre

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		 More than 800m from the nearest health centre or GP service More than 800m from existing or proposed train station
Viability feedback (from consultants)	R = Unlikely to be viable,A = May be viableG = 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

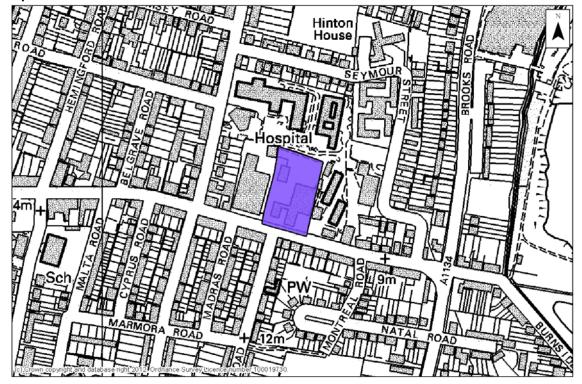
Site Information

Site reference number(s): R21 (Local Plan 2006 Allocation Site 7.12 (Mixed Use))

Site name/address: 315 to 349 Mill Road

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

Map



Site description:

This site was formerly occupied by the storage and collection warehouse for Robert Sayles department store, using a former bowling alley and other buildings, but these buildings, which had been disused since the new John Lewis warehouse at Trumpington was brought into use, were demolished following a fire in 2009.

The site is bordered by Brookfields Hospital and other NHS buildings to the north. Houses on Vinery Road border the site to the west. There is a small group of commercial/retail buildings adjacent to the south-west corner. Opposite the site, on the south side of Mill Road, are terraced houses from the end of the nineteenth century. There is a planned mosque and community facilities (granted planning permission 11/1348/FUL) on the eastern side of the site. The plot to the east forms the other part of the Local Plan 2006 allocation (mixed use) – Site 7.12

Current use (s): Derelict land

Proposed use(s): Residential

Site size (ha): 0.6ha

Assumed net developable area: -

Assumed residential density: - Potential residential capacity: 25

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:

Site is part of a Local Plan 2006 allocation site 7.12 (for mixed use housing & community facilities, possibility for ARU student hostels too).

2007 Proposal for 100 bed care home with associated car parking and gardens refused planning permission (07/0644/FUL).

Remainder of allocation site 7.12, planning consent (11/1348/FUL) granted subject to Section 106 agreement regarding a place of worship (mosque) and community facilities (all D1 Use Class), cafe (A3 Use Class), 2 social rented dwellings and associated development.

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. Flood zone 2 adjacent to northern site edge.
vulnerability of land uses and applying the Exceptions Test as required. Is site at risk from surface water flooding? In addition to identifying whether	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
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).		
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.	servetion Decignations	
Impact on national Nature Cor		0
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	esats	
Criteria 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 prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should	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	
be flagged up, but this would not necessarily rule out the allocation of a site. Is the site located within the	allocated or safeguarded area. R = Site is within the PSZ or is	Consultation Area. Amber: Entire site in SZ (50%	
Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	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	of site in 'Any Structure greater than 10m AGL' and 50% in 'Any Structure greater than 15m 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.			
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.	
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	R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation	
network and the impacts the development is likely to have on it.	identified that cannot be fully mitigated R = Yes	Green: Site is not part of a	
Is the site part of a larger site and could it prejudice development of any strategic sites?	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	Green: 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: Yes
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

Green:

- Site is on brownfield land and part of an existing allocation.
- No impact on national heritage assets.
- Other constraints are minor and could be mitigated.

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 G = <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	R = >800m	Green: Site within 400m of Mill
nearest District or Local centre?	A =400-800m G = <400m	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	R = >800m A =400-800m G = <400m	Green: Site is within 400m distance of The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street

		1
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 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 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	Green: Approximately half of site is within 400m of St Philips School, 2 Vinery Way, CB1 3DR. Approximately 5% of site within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH Other uses - N/A
Accessibility to outdoor facility		Comments
Criteria	Performance R = Yes	Cropp: Site is not protected
Is the site defined as protected open space or have the potential to be protected	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 Green: No obvious constraints
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	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.	plan standards R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of St Bede's School outdoor sports facilities and 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 well-being of children. As such, measuring the distance	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Site is beyond 400m from nearest child's/teenager's play space

of a site from the nearest		
children's play space has been		
included to provide an		
- I		
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 of
accessible natural greenspace		nearest area of accessible
of 2ha?	G = <400m; or allocation is not	natural greenspace of 2ha.
OI ZIId!	housing or employment	natural greenspace of zna.
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		
Supporting Economic Growth		
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	an omployment contro.
National planning palicy		
National planning policy	includes a significant element	
promotes patterns of	of employment or is for	
development which facilitate	another non-residential use	
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	R = Significant loss of	Green: No loss of employment
the loss of employment land	employment land and job opportunities not mitigated by	land or allocation for
identified in the Employment		employment development
Land Review?	alternative allocation in the	
The ELR seeks to identify an	area (> 50%)	
adequate supply of sites to	A =Some loss of employment	
meet indicative job growth	land and job opportunities	
targets and safeguard and	mitigated by alternative	
protect those sites from	allocation in the area (< 50%).	
competition from other higher	G = No loss of employment	
value uses, particularly	land / allocation is for	
housing.	employment development	
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	A = Not within or adjacent to	Green: Site is in Romsey
development in deprived areas	the 40% most deprived Super	LSOA 8000: 10.3 and Romsey
of Cambridge?	Output Areas within	LSOA 7999: 24.29 (within 40%
or camenage.	Cambridge according to the	most deprived LSOA)
The English Indices of	Index of Multiple Deprivation	moot dopinted 2007ty
Deprivation 2010 are	2010.	
measures of multiple	G = Within or adjacent to the	
deprivation at the small area	40% most deprived Super	
level. The model of multiple	Output Areas within	
deprivation which underpins	Cambridge according to the	
the Indices of Deprivation	Index of Multiple Deprivation	
2010 is based on the idea of	2010.	
distinct domains of deprivation	2010.	
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.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport	R = Service does not meet the	Amber: Not accessible to
service is accessible at the	requirements of a high quality	HQPT as defined. However,
edge of the site?	public transport (HQPT)	site is within 400m of other bus
	A =service meets	services that link the site to the
National Planning Policy	requirements of high quality	City Centre and other areas.
promotes the need to support	public transport in most but not	
a pattern of development	all instances	
which facilitates the use of	G = High quality public	
sustainable modes of	transport service	
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'.		
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.	Green. There is no provision for cyclists on Mill Rd but good links via Madras Rd to the station and city centre. A zebra crossing of Mill Rd should be considered to assist this.

Air Quality, pollution, contamination and noise		
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.	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14	Amber: <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 quality, will provide an indication of the sustainability of the site.	G = >1000m of an AQMA, M11, or A14	
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	Green: 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	Green: Minimal, no impact, reduced impact
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	Green: No adverse effects or capable of full mitigation

of a decrease without its	
G = No adverse effects or	
R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or	Green: 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	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Performance	Comments
A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
historic environment (Landscap	pe addressed by Green Belt
Performance	Comments
R = Site contains, is adjacent to, or within the setting of such areas with potential for	Green: Site does not contain or adjoin such areas, and there is no impact to the
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	setting of such areas
	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 Performance A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace Performance 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 negative impacts capable of energiative impacts capable of negative impacts capable of or negative impacts capable of or negative impacts capable of negative impacts capable

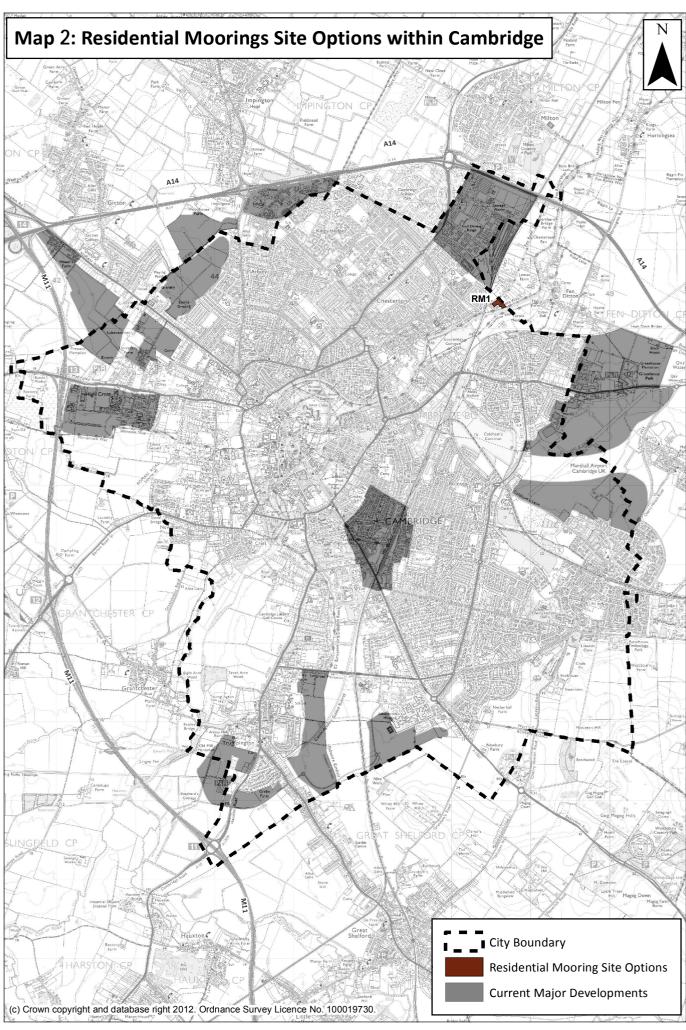
harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	G = Site 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
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: Arthur Rank House and Headway House Brookfields Hospital adjacent to site. Other buildings of local interest close by.
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given	Green: Site of 19 th C Cement and Lime Works. No archaeological requirement for this site.

	A = Known archaeology on	
	site or in vicinity	
	G = No known archaeology on	
	site or in vicinity	
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)	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	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
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	capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	
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.		
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,	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

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 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 are many Tree Preservation Orders along the northern and eastern edges 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	 Amber: Close to District Centre, outdoor sports, health and education facilities Within 400m of bus services that link the site to the city centre and other areas The site is within an Air Quality Management Area although it is not likely that there would be net Potential contamination, former contaminative uses on site. Developable but will require mitigation Site adjacent to buildings of local interest and many protected trees along northern and eastern edges
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	Amber: Site with development potential (few or minor constraints or adverse

	A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	 Pros: The site is adjacent to an established residential community, on brownfield land and part of an existing allocation. Close to District Centre, outdoor sports, health and education facilities Within 400m of bus services that link the site to the city centre and other areas
		The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality Potential contamination, former contaminative uses on site. Developable but will require mitigation The site is adjacent to buildings of Local Interest
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



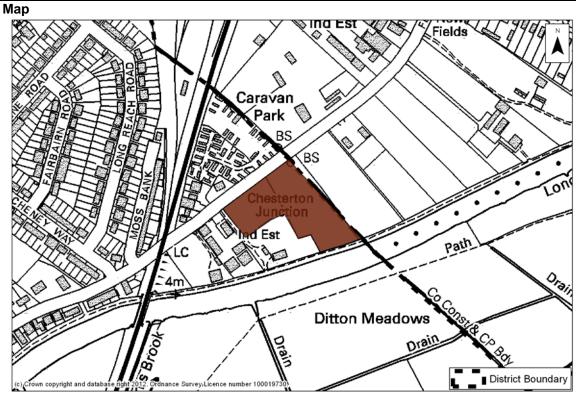
Cambridge City Sites Assessment Pro Forma

Site Information

Site reference number(s): RM1 (Local Plan 2006 Allocation (off river moorings) – Site 3.01)

Site name/address: Fen Road

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



Site description: Local Plan 2006 Allocation (site 3.01). The site is currently green space and is located to the south and east of Fen Road and to the north of the River Cam, close to the railway line (which is to the west).

Current use (s): Agricultural

Proposed use(s): Residential Moorings

Site size (ha): 0.988

Assumed net developable area:
Assumed residential density: N/A
Potential residential capacity: N/A

Existing Gross Floorspace: Proposed Gross Floorspace:

Site owner/promoter:

Landowner has agreed to promote site for development? Yes

Site origin: Allocated Site

Relevant planning history: Allocated in the 2006 Local Plan for off-river moorings (residential). No other relevant.

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	Green: Flood zone 1, lowest risk of fluvial flooding. Adjacent to Flood zone 3, highest risk of
whether the proposed use is considered suitable for the flood zone with reference to		fluvial flooding.
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 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 to moderate amount of surface water flooding towards the centre of
In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of		the northern site. Careful mitigation required which could impact on achievable site layout
surface water flooding on the site. The Surface Water Management Plan for		layout
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).		
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land	R = Not on PDL	Red: 0% PDL

(DDL)2	A Dorticilly on DDI	
(PDL)?	A = Partially 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 of land within the Green Belt?	R = Site is in the Green Belt G = Site is not in the Green Belt	Green: Not in 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 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)? The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on	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
this.	anata	
Impact on National Heritage A 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	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
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
	buildings with potential for	there is no impact to the
Listed buildings are	significant negative impacts	setting of such buildings
categorised as either Grade	incapable of appropriate	
1(most important), Grade 2* or	mitigation	
Grade 2. Consideration needs	A =Site contains, is adjacent	
to be given to the likely impact	to, or within the setting of such	
of development on the building	buildings with potential for	
and its setting taking account	negative impacts capable of	
of the listing category, the	appropriate mitigation	
distance from the listed	G = Site does not contain or	
building, the proposed use,	adjoin such buildings, and	
and the possibility of	there is no impact to the	
mitigation. Part B: Deliverability and Viab	setting of such buildings	
Criteria	Performance	Comments
Is the site allocated or	R = Site or a significant part of	Green: Site is not allocated /
safeguarded in the Minerals	it falls within an allocated or	identified for a mineral or
and Waste LDF?	safeguarded area,	waste management use
and vadio EDI :	development would have	through the adopted Minerals
Reference needs to be made	significant negative impacts	and Waste Core Strategy or
to the Minerals and Waste	A =Site or a significant part of	Site Specific Proposals Plan. It
LDF in order to determine	it falls within an allocated or	does not fall within a Minerals
whether development of the	safeguarded area,	Safeguarding Area; a Waste
site could prejudice any future	development would have	Water Treatment Works or
Minerals and Waste sites. NB:	minor negative impacts	Transport Safeguarding Area;
Land that falls within an 'Area	G = Site is not within an	or a Minerals or Waste
of Search' should be flagged	allocated or safeguarded area.	Consultation Area.
up, but this would not		
necessarily rule out the		
allocation of a site.		
Is the site located within the	R = Site is within the PSZ or is	Amber: Entire site in SZ (Any
Cambridge Airport Public	designated as an area where	Structure greater than 15m
Safety Zone (PSZ) or	no development should occur	AGL)
Safeguarding Zone (SZ)?	A = Site or part of site within	
	the SZ (add building height	
	restriction in comments)	
	G = Site is not within the PSZ	
	or SZ	
Is there a suitable access to	R = No	Amber: Yes, with mitigation
the site?	A = Yes, with mitigation	
The second of the	G = Yes	
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.		

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.
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?	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	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
contribute to the Council's required land supply for		

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)	RR = Very significant constraints or adverse impacts R = Significant constraints or	Green: Minor constraints or adverse impacts
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	

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	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	Red: Site is beyond 800m from the nearest District or 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 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 distance from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL
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	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site within 3km of: Chesterton Community College, 297 Gilbert Road, CB4 3NY; Manor Community College, Arbury Road, CB4 2JF and Parkside Community College, Parkside, CB1 1EH

of transport. As such,		
I was a second of the second of a		
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	R = >800m	Amber: Site is between 400
school?	A = 400-800m	and 800m from Shirley School,
33.133.1	G = <400m or non-housing	Nuffield Road, CB4 1TF
In planning for new	allocation	
development, consideration	anodation	
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 facili		
Criteria	Performance	Comments
Is the site defined as protected	R = Yes	Green: Site is not protected
open space or have the	G = No	open space or has the
open space or have the potential to be protected	G = No	
potential to be protected		open space or has the potential to be protected
	G = No	open space or has the
potential to be protected		open space or has the potential to be protected
potential to be protected If the site is protected open	R = No	open space or has the potential to be protected The site owner must provide
If the site is protected open space can the open space be	R = No	open space or has the potential to be protected The site owner must provide details of how this can be
If the site is protected open space can the open space be replaced according to CLP	R = No	open space or has the potential to be protected The site owner must provide details of how this can be
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2	R = No G = Yes	open space or has the potential to be protected The site owner must provide details of how this can be
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 If the site does not involve any	R = No G = Yes RR = No, the site by virtue of	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints
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 If the site does not involve any protected open space would	R = No G = Yes RR = No, the site by virtue of its size is not able to provide	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be	R = No G = Yes RR = No, the site by virtue of its size is not able to provide the minimum standard of OS	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints
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 If the site does not involve any protected open space would development of the site be able to increase the quantity	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and	R = No G = Yes 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.	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing
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 If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public	R = No G = Yes 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	open space or has the potential to be protected The site owner must provide details of how this can be achieved Green: No obvious constraints that prevent the site providing

	plan standards	
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 Andrews Primary School's 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 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 \$106 contributions	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Site beyond 400m from nearest child's/teenager's play space
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	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of accessible natural greenspace of 2ha.

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?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	
National planning policy	includes a significant element	
promotes patterns of	of employment or is for	
development which facilitate	another non-residential use	
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	R = Significant loss of	Green: No loss of employment
the loss of employment land	employment land and job	land / allocation for
identified in the Employment	opportunities not mitigated by	employment development
Land Review?	alternative allocation in the	
The ELR seeks to identify an	area (> 50%)	
adequate supply of sites to	A =Some loss of employment	
meet indicative job growth	land and job opportunities	
targets and safeguard and	mitigated by alternative	
protect those sites from	allocation in the area (< 50%).	
competition from other higher	G = No loss of employment	
value uses, particularly	land / allocation is for	
· · · · · · · · · · · · · · · · · · ·	employment development	
housing.	employment development	
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	A = Not within or adjacent to	Green: Site in East Chesterton
development in deprived areas	the 40% most deprived Super	LSOA 7972: 24.48 (within 40%
of Cambridge?	Output Areas within	most deprived LSOA)
J	Cambridge according to the	
The English Indices of	Index of Multiple Deprivation	
Liigiidii iiididdd di	ask of maniple Deprivation	

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.	2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
Sustainable Transport	Dorformones	Comments
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	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	Red: Service does not meet the requirements of a high quality public transport (HQPT)
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'.	public transport in most but not all instances G = High quality public transport service R = >800m	Amber: Half of site is between
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	R = >800m A =400 - 800m G = <400m	Amber: Half of site is between 400 than 800m from a proposed train station.

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.	Green: But only if speeds were reduced along Fen Road with additional traffic calming measures. The addition of an advanced stop lane in front of cars queuing whilst the barriers are down would also be beneficial. However, facilities for pedestrians are very poor here with no space for a footway either side of the level crossing.
	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	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14	Green: >1000m of an AQMA, M11, or A14
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	G = >1000m of an AQMA, M11, or A14	
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	Green: 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	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	Green: Site not within or adjacent to an area with a history of contamination

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.	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	
Protecting Groundwater		
Criteria	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.	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
	historic environment (Landscap	oe addressed by Green Belt
criteria)	Dowformon	Comments
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 development on the site would have an adverse impact on a	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	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas

historic park or garden its setting.		
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 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: Area of Iron Age and Saxon inhumations (MCB6756 and 6758) and Roman occupation (MCB6757) found immediately north of this plot in a former gravel pit (shown on1 st and 2 nd ed OS maps). That archaeological evidence will occur in site 44 can be anticipated. Owing to the

		presence of burials evidence of further similar remains should be obtained prior to any planning decision in order that an appropriate mitigation strategy can be devised for any potential cemetery or, if remains are deemed to be of national significance, to object to development in this area. A Pre-determination evaluation will be required ahead of any planning determination.
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	Amber: Adjacent to River Cam County Wildlife Site
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	Amber: Potential to enhance habitats and access but development likely to be detrimental to existing species
Would development reduce habitat fragmentation, enhance native species, and help	R = Development would have a negative impact on existing features or network links	Amber: Potential to enhance riparian habitats. Water Voles possible

Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or	Green: Minor constraints or	
Loyal 2 Condinator			
Any other information not cap	tured above?		
value of the trees.			
development that outweigh the current and future amenity			
benefits accruing from the			
there are demonstrable public			
trees should be avoided unless			
potential root damage to such			
felling, significant surgery or			
considering sites that include trees covered by TPOs, the			
500 TPOs in force. When			
Cambridge has in excess of			
microclimate benefits.			
health, social, biodiversity and			
tree cover brings a range of	adjoin any protected trees		
healthy and species diverse	G = Site does not contain or		
and the maintenance of a	appropriate mitigation		
the townscape and landscape	protected trees capable of		
Trees are an important facet of	A =Any adverse impact on		
(TPO)?	of appropriate mitigation		
by a Tree Preservation Order	the protected trees incapable	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
immediately adjacent protected	a significant adverse impact on	or adjoin any protected trees	
Are there trees on site or	R = Development likely to have	Green: Site does not contain	
should be implemented.			
enhancement measures			
nature conservation			
compensatory measures and			
suitable mitigation and/or			
development is permitted,			
permitted. Where			
sites, will not normally be			
conservation value of such			
affect the substantive nature			
species or habitats are known to be present, or that may			
sites where BAP priority			
As such development within			
and local targets.			
populations, linked to national			
and recovery of priority species			
policy requires the protection			
education. National planning	new features or network links		
biodiversity for enjoyment and	existing features and adding		
role in enhancing existing	positive impact by enhancing		
Such sites play an important	G = Development could have a		
Plans exist for Cambridge.	mitigation		
Species and Habitat Action	capable of appropriate		
A number of Biodiversity	features or network links but		
Significant Congress (negative impact on existing		
Action Plan targets?)	A =Development would have a		
(helping to achieve Biodiversity	mitigation		
deliver habitat restoration	incapable of appropriate		

allowing scope for mitigation)	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	adverse impacts
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 Greenfield site with the potential for off-river moorings which could ease some of the congestion on this part of the river Close to outdoor sports facilities and accessible natural greenspace Close to proposed Cambridge Science Park railway station; Good cycling links; and Potential to enhance riparian habitats. Cons Distance from City and local centres
		Known archaeology in the vicinity, detailed assessment would be required ahead of any development
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