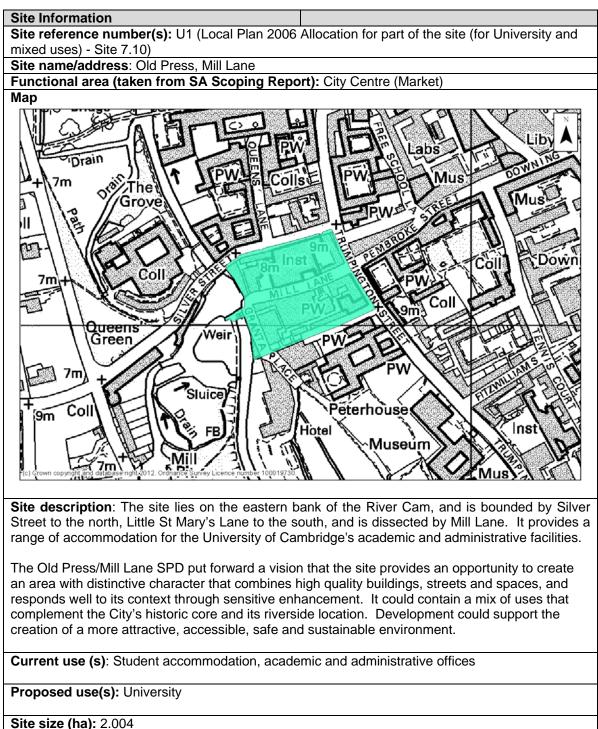


Cambridge City Sites Assessment Pro Forma



Assumed net developable area:

Assumed residential density:

Potential residential capacity:

Existing Gross Floorspace:

Proposed Gross Floorspace:

Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Yes

Site origin: Old Press/Mill Lane Supplementary Planning Document (SPD) – Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10

Relevant planning history: Site subject to the Old Press / Mill Lane SPD.

Level 1 Dert A. Strateria Considerations		
Part A: Strategic Considerations		
Flood Risk	Derfermenter	Commente
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
	A = Flood risk zone 2	risk of fluvial flooding. Adjacent
The assessment will address	G = Flood risk zone 1	to Flood zone 3, highest risk of
whether the proposed use is		fluvial flooding.
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,	Amber: Fairly significant
water flooding?	A =Medium risk	amount of surface water
water nooding:	$\mathbf{G} = \text{Low risk}$	flooding towards the centre of
In addition to identifying whether	G = LOW HSK	
site is in a high risk flood zone,		the site. Careful mitigation
consideration needs to be given to		required which could impact
the risk of surface water flooding		on achievable site layout
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	R = Not on PDL	Green: 100% PDL
previously developed land		
(PDL)?	A = Partially on PDL	
、 ,	G = Entirely on PDL	
The NPPF promotes the effective		
use of land by reusing land that		
has been previously developed,		
provided it is not of high		
environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt
of land within the Green Belt?	\mathbf{G} = Site is not in the Green	
	Belt	
There is a small amount of Green	Deit	
Belt within the built up area of the		
City, such as Stourbridge	399	
× ·		

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 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	
	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal 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.	P - Site containe, is adjacent	Amber: Site contains listed
Would development impact upon Listed Buildings?	R = Site contains, is adjacent to, or within the setting of such	
upon Listea Dallalligs?	buildings with potential for	buildings with potential for negative impacts capable of
Listed buildings are categorised	significant negative impacts	appropriate mitigation
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	to, or within the setting of such	
development on the building and	buildings with potential for	
its setting taking account of the	negative impacts capable of	
listing category, the distance from 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 Viab		·
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
	development would have	through the adopted Minerals
Reference needs to be made to	significant negative impacts	and Waste Core Strategy or
the Minerals and Waste LDF in	A =Site or a significant part of	Site Specific Proposals Plan. It
order to determine whether	it falls within an allocated or	does not fall within a Minerals
	than an 400 outou of	

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.	safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ (Any Structure greater than 15m AGL)
Is there a suitable access to the site? The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: 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.
Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation
Is the site part of a larger site and could it prejudice development of any strategic sites? Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites
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	R = Yes G = No 401	Green: No known legal issues/covenants that could constrain development

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in multiple ownership, the		
presence of ransom strips,		
covenants, existing use		
agreements, owner agreement or developer agreement.		
	P - Revend 2021 (hevend	Amber: Start of construction
Timeframe for bringing the site	R = Beyond 2031 (beyond	
forward for development?	plan period)	between 2017 and 2031
	A =Start of construction	
Knowledge of the timeframe for	between 2017 and 2031	
bringing forward development will	G = Start of construction	
help inform whether allocation of	between 2011 and 2016	
the site would have the potential		
to contribute to the Council's		
required land supply for		
housing/employment land etc. Would development of the site	R = Yes, significant upgrades	Amber: Significant new /
	likely to be required but	
require significant new /		upgraded utility infrastructure
upgraded utility infrastructure?	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	
Is the site in the vicinity of an	G = Yes	Green: Site in the vicinity of a
existing or proposed district	A = No	proposed district heating
heating network/community		network
energy networks?		
Would development of the site	R = School capacity not	N/A
be likely to require new	sufficient, constraints cannot	
education provision?	be appropriately mitigated.	
	A =School capacity not	
	sufficient, constraints can be	
	appropriately mitigated	
	G = Non-residential	
	development / surplus school	
	places	
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Amber:
allowing scope for mitigation)	constraints or adverse impacts	Surface water flooding
	R = Significant constraints or	issues could impact on
Include an assessment of the	adverse impacts	layout of development
suitability of the proposed use.	A =Some constraints or	 Site contains listed
Also whether the development of	adverse impacts	
this site for this use would be in	G = Minor constraints or	buildings
line with emerging policy in the		
Local Plan – from the Issues and	adverse impacts	
Options Report and key issues	GG = None or negligible	
	CONSTRAINTS OF Advarsa impacts	
emerging from consultation	constraints or adverse impacts	
emerging from consultation responses.		

Level 2		
Accessibility to existing centr	es and services	
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Green: Site is within 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	402	

located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is in 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. 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	Green: Site is within 400m distance of Trumpington Street Medical Practice, 56
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.		Trumpington Street, CB2 1RG
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 Parkside Community College, Parkside, CB1 1EH
How far is the nearest primary school?	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Potential allocation is for university development.
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	allocation 403	

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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 facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected. The site is adjacent to Sheeps Green & Coe Fen an area of semi natural green space which is protected for both its environmental and 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	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 S106	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 sports grounds of a number of colleges
	404	

contributions.		
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 S106 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 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 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 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	R = Significant loss of	Amber: Some loss of
the loss of employment land identified in the Employment	employment land and job opportunities not mitigated by 405	employment land and job opportunities mitigated by

Land Review? The ELR seeks to identify an	alternative allocation in the area (> 50%)	alternative allocation in the area.
adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher	A =Some loss of employment land and job opportunities mitigated by alternative	
value uses, particularly housing. Proposals for non employment- uses for sites identified for	allocation in the area (< 50%). G = No loss of employment land / allocation is for	
potential protection in the ELR should be weighed up against the potential for the proposed use as	employment development	
well as the need for it.		
Would allocation result in development in deprived areas	A = Not within or adjacent to the 40% most deprived Super	Amber: Site is in Market LSOA 7981: 10.34
of Cambridge?	Output Areas within Cambridge according to the	1001.10.04
The English Indices of Deprivation 2010 are measures of multiple	Index of Multiple Deprivation 2010.	
deprivation at the small area level.	G = Within or adjacent to the	
The model of multiple deprivation which underpins the Indices of	40% most deprived Super	
Deprivation 2010 is based on the	Output Areas within Cambridge according to the	
idea of distinct domains of deprivation which can be	Index of Multiple Deprivation	
recognised and measured separately. These domains are	2010.	
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
	1 ononnanoo	
What type of public transport	R = Service does not meet the	Red: Service does not meet
	R = Service does not meet the requirements of a high quality public transport (HQPT)	
What type of public transport service is accessible at the edge of the site? <i>National Planning Policy promotes</i>	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality 	Red: Service does not meet the requirements of a high
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	 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
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	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality 	Red: Service does not meet the requirements of a high
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	 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 	Red: Service does not meet the requirements of a high
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	 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 	Red: Service does not meet the requirements of a high
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	 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 	Red: Service does not meet the requirements of a high
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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'. How far is the site from an existing or proposed train station? National Planning Policy promotes	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 R = >800m	Red: Service does not meet the requirements of a high quality public transport (HQPT)
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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 	Amber: Silver St is narrow and busy at peak hours though a good link when only one-way.
	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	Red: Site within an AQMA
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to	R = Significant adverse impact A =Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse impact

or being put at unacceptable isk R = Significant adverse pollution. Are there potential noise and vibration problems if the site developed, as a receptor or generator? R = Significant adverse mpacts incapable of appropriate mitigation A-Adverse impacts capable of adequate mitigation appropriate mitigation advecape of tull mitigation appropriate mito appropriate mitigation appropriate mitigation appropri	from, or being adversely affected by unacceptable levels of air pollution. R = Significant adverse impacts incapable of developed, as a receptor or generator? Amber: Adverse impacts capable of adequate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation Amber: Adverse impacts capable of adequate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation National planning policy requires preventing both new and existing development from contribuing to or being put at unacceptable levels of noise pollution. R = Significant adverse impacts incapable of adequate mitigation Amber: Adverse impacts capable of adequate mitigation A = 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 adequate mitigation G = No adverse effects or capable of full mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation A = Adverse impacts capable of adequate mitigation A = Adverse effects or capable of full mitigation A = Adverse effects or capable o			-
vibration problems if the site is developed, as a receptor or generator? impacts incapable of adequate miligation A =Adverse impacts capable of adequate miligation A =Adverse impacts capable of adequate miligation A =Adverse impacts capable of adequate miligation A =Adverse impacts capable of use impacts capable of full miligation or being put at unacceptable risk from, or being adversely affected by unaceptable levels of noise preventing both new and existing development from contributed by unaceptable levels of noise prevention index sources that could mpact on the suitability of a site, inthick is of patientuluar importance for residential development. The presence of noise sources with at available, and will also depend on the proposed development use. R = Significant adverse impacts incapable of available, and will also depend on the proposed development use. Green: No adverse effects or capable of full miligation A = Adverse impacts capable of adequate miligation G = No adverse effects or capable of full miligation A = Adverse impacts capable of appropriate miligation G = No adverse effects or capable of full miligation F = Adverse impacts capable of adequate miligation G = No adverse effects or capable of full miligation A = Adverse impacts capable of adequate miligation G = No adverse effects or capable of full miligation C = No adverse effects or capable of full miligation C = No adverse effects or capable of full miligation A = Adverse impacts capable of adequate miligation G = No adverse effects or capable of full miligation C = Adverse impacts capable of full miligation C = Site not within or adjacent to an area with a history of contamination, withou development. But development, but development, but development, but development, but development, but development, but	vibration problems if the site is developed, as a receptor or generator? impacts incapable of appropriate mitigation capable of adequate mitigation National planning policy requires preventing both new and existing development from contributing of by unacceptable risk from, or being put at unacceptable risk from, or being adversely affected pututon. Cantent as been included to assess whether there are any existing noise sources will not necessarily render a site mitigation measures may be available, as a receptor or generator? R = Significant adverse impacts incapable of adequate 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 adequate mitigation Green: No adverse effects or capable of full mitigation Are there potential dour problems if the site is developed, as a receptor or generator? R = Significant adverse impacts incapable of adequate mitigation Green: No adverse effects or capable of full mitigation Are there potential dour problems if the site is developed, as a receptor or generator? R = All or a significant part of the site within an area with a history of contamination, or capable of adequate mitigation Is there possible from the Council's Environmental from the Council's Environmenta	from, or being adversely affected by unacceptable levels of air		
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 mitigationcapable of full mitigationAre 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 mitigationGreen: No adverse effects or capable of full mitigationIs there possible contamination on the site?R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A =Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed 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. E = Site not within or adjacent to an area with a history of contamination will be required to evercome some contaminated land issues, although this may have an impact to ma reas with a history of contamination will be required to evercome some contamination will be required to establish the nature of any contamination profesion will be required to establish the nature of any contamination present on sites and the implement to so sites and the implement to is site to site partially within or adjacent to an area with a history of contamination will be required to establish the nature of any contamination	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 mitigationcapable of full mitigationAre 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 A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigationGreen: No adverse effects or capable of full mitigation developed, as a receptor or generator?Green: No adverse effects or capable of full mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigationAmber: Site partially within or adjacent to 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 contamination will not adjacent to an area with aAmber: Site partially within or adjacent to proposed development	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	 impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or 	
Are there potential odour problems if the site is developed, as a receptor or generator?R = Significant adverse impacts incapable of adequate mitigation G = No adverse effects or capable of full mitigation M = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation M = Adverse effects or capable of full mitigationAmber: Site partially within or adjacent to 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 should not be permitited in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contamination will be required to establish the nature of any contamination present on sites and the implications that this willR = Significant adverse implemented to were of any contamination present on sites and the implications that this willG = Site not within or adjacent to an area with a history of contaminationG = Site not within or adjacent to an area with a history of contamination	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 mitigationGreen: No adverse effects or capable of full mitigationIs there possible contamination on the site?R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigationAmber: Site partially within or adjacent to an area with a history of contamination appropriate mitigationR = 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 aAmber: Site partially within or adjacent to proposed development	pollution problems if the site is developed, as a receptor or	 impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or 	
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	Is there possible contamination on the site? <i>Contaminated land is a material</i> <i>planning consideration, and Land</i> <i>Use History Reports are available</i> <i>from the Council's Environmental</i> <i>Health Scientific Team. The</i> <i>presence of contamination will not</i> <i>always rule out development, but</i> 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	problems if the site is developed, as a receptor or	 R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or 	
	 <i>permitted in areas subject to</i> <i>pollution levels that are</i> <i>incompatible with the proposed</i> <i>use. Mitigation measures can be</i> <i>implemented to overcome some</i> <i>contaminated land issues,</i> <i>although this may have an impact</i> <i>on the economic viability of the</i> <i>development. Further</i> <i>investigation will be required to</i> <i>establish the nature of any</i> 	contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any	R = 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	adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed

have for development.		
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
Groundwater sources (e.g. wells,		
boreholes and springs) are used		
for public drinking water supply.		
These zones show the risk of		
contamination from any activities		
that might cause pollution in the		
area.		
	historic environment (Landscap	be 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	to, or within the setting of such	
Cambridge. National planning	areas with potential for	
policy requires substantial harm to		
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.		
Would development impact	R = Site contains, is adjacent	Amber: Site within the Historic
		Core of the Central
upon a Conservation Area?	to, or within the setting of such	
The Discourse of the test Desileting and	an area with potential for	Conservation Area
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'.	G = Site does not contain or	
Cambridge's Conservation Areas		
are relatively diverse. As such	adjoin such an area, and there	
consideration needs to be given to	is no impact to the setting of	
the potential impact that	such an area	
development may have on the		
setting, or views into and out of a Conservation Area.		
	A -Site containe, is adjacent	Green: Site dage not contain
Would development impact	A =Site contains, is adjacent	Green: Site does not contain
upon buildings of local interest	to, or within the setting of such	or adjoin such buildings, and
There are over 1,000 buildings in	buildings with potential for	there is no impact to the
Cambridge that are important to	negative impacts capable of	setting of such buildings
the locality or the City's history	appropriate mitigation	
and architectural development.	G = Site does not contain or	
Local planning policy protects	adjoin such buildings, and	
such buildings from development	there is no impact to the	
which adversely affects them	setting of such buildings	
unless:	country of outer buildings	
- The building is		
demonstrably incapable		
of beneficial use or		

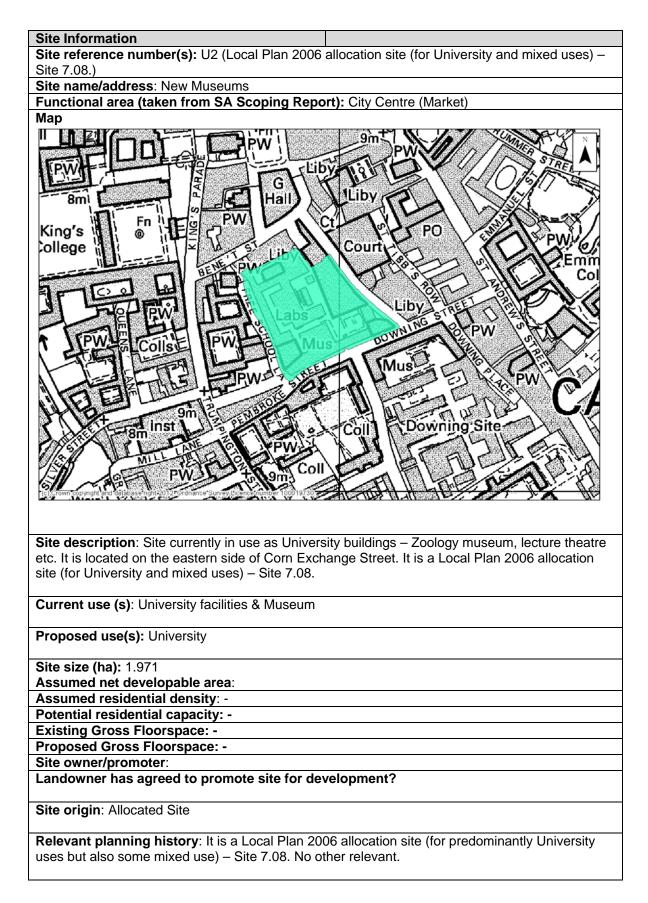
reuse;		
reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19 th century Pitt Press (47314) of CUP. The line of the 13 th century town ditch, the King's Ditch, traverses this plot - believed to be beneath the current route of Mill Lane, or close by. This demarcates a zone of enclosed town and the suburban land beyond, which was also a settlement zone during that period. The south gate into Cambridge lay just south of the Mill Lane/Trumpington Street cross road (MCB5537), itself a focus for settlement, alms giving and opportunistic trade. Medieval and Roman finds (MCBs 5882- 3, 5492) relating to contemporary and earlier settlement evidence (the river being the focus of settlement
		being the focus of settlement in the Roman period) were found during the building works for the Pitt Press in the 19 th century. Owing to the historic and archaeological significance of the plot a programme of pre- determination evaluation will be required ahead of any planning determination. This should include an impact assessment of the current buildings and an appraisal of the known depths of archaeological evidence in the area, and to establish greater detail on the depth of the
		archaeological sequence through an array of controlled trial pits in areas that will be subject to new ground works.
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	an existing site and impacts	not adjacent to or local area
	410	

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.	 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 	will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity Species and Habitat Action Plans exist for</i> <i>Cambridge. Such sites play an</i> <i>important role in enhancing</i> <i>existing biodiversity for enjoyment</i> <i>and education. National planning</i> <i>policy requires the protection and</i> <i>recovery of priority species</i> <i>populations, linked to national and</i> <i>local targets.</i> <i>As such development within sites</i> <i>where BAP priority species or</i> <i>habitats are known to be present,</i> <i>or that may affect the substantive</i> <i>nature conservation value of such</i> <i>sites, will not normally be</i> <i>permitted. Where development is</i> <i>permitted, suitable mitigation</i> <i>and/or compensatory measures</i> <i>and nature conservation</i> <i>enhancement measures should be</i> <i>implemented.</i>	 R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links 	Green: Through provision of new habitats, green spaces, green roofs etc
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the	R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse ₄ impact on	Amber: There is one protected tree on-site

townoopp and landagene and the	protocted trace conclused	
townscape and landscape and the maintenance of a healthy and	protected trees capable of	
species diverse tree cover brings a	appropriate mitigation G = Site does not contain or	
range of health, social, biodiversity	adjoin any protected trees	
and microclimate benefits.	aujoin any protected trees	
Cambridge has in excess of 500		
TPOs in force. When considering		
sites that include trees covered by		
TPOs, the felling, significant surgery or potential root damage		
to such trees should be avoided		
unless there are demonstrable		
public benefits accruing from the		
development that outweigh the		
current and future amenity value of		
the trees. Any other information not cap	turad abova2	
Any other information not cap		
Level 2 Conclusion		
Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or	Red: Significant constraints or
allowing scope for mitigation)	adverse impacts	adverse impacts.
	A =Some constraints or	
	adverse impacts	 In the vicinity of proposed
	G = Minor constraints or	district heating network
	adverse impacts	 Close to outdoor sports
		facilities and accessible
		natural greenspace
		Good cycle links
		Site is within an AQMA
		 Known archaeology on
		site
		Within Central
		Conservation Area
		 TPO on site
Overall Conclusion	R = Site with no significant	Amber: Site with development
	development potential	potential (some constraints or
	(significant constraints and	
		adverse impacts)
	adverse impacts) A =Site with development	Pros:
	potential (some constraints or	
		 Sensitive redevelopment of the site is supported by
	adverse impacts)	of the site is supported by
	G = Site with development	the Old Press/Mill Lane
	potential (few or minor	SPD
	constraints or adverse impacts)	Key central site with
		potential for
		university/collegiate use
		 Potential to open up public
		realm in this area
		 Potential to improve river
		frontage
		 In the vicinity of proposed
		district heating network
		Close to outdoor sports
		facilities and accessible
		natural greenspace
		Good cycle links
		 Good cycle links Known archaeology on
		 Known archaeology on site, detailed assessment
1		will be required ahead of
	412	any proposed

		development
		 Cons: Known risk of surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout Known archaeology on site, detailed assessment will be required ahead of any proposed development Within Central Conservation Area and has listed buildings on site. Careful mitigation required Within 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



Part A: Strategic Considerations		
Flood Risk Criteria	Derfermenee	Commonte
Is site within a flood zone?	Performance R = Flood risk zone 3	Comments
is site within a nood zone?		Green: Flood zone 1, lowest
The assessment will address	A = Flood risk zone 2 G = Flood risk zone 1	risk of fluvial flooding.
	G = Flood fisk zone f	
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	issues that can be mitigated
In addition to identifying	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).		
Land Use / Green Belt		
Criteria Will allocation make use of	Performance	Comments Green: 100% PDL
	R = Not 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	
There is a small amount of	Belt	
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	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
	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		
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	
Scheduling is the process	SAM with the potential for	
	nogative imposts inconchile of	
	negative impacts incapable of	
through which nationally	mitigation	
through which nationally important sites and	mitigation A =Site is adjacent to a SAM 	
through which nationally important sites and monuments are given legal	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely	
through which nationally important sites and monuments are given legal protection. National planning	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated	 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 	
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	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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.	 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 	
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	 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 	

		[]
Scheduled Ancient Monument		
(SAM) or its setting should be		
avoided.		
Would development impact	R = Site contains, is adjacent	Amber: Site contains many
upon Listed Buildings?	to, or within the setting of such	listed buildings
	buildings with potential for	
Listed buildings are	significant negative impacts	
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.	setting of such buildings	
Part B: Deliverability and Viab		
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
	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
		Consultation Area.
of Search' should be flagged	allocated or safeguarded area.	Consultation Area.
up, but this would not		
necessarily rule out the		
allocation of a site.		Amban Enting alteria OZ (A
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	-
	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.		
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? 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 not part of a larger site and would not prejudice development of any strategic sites
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
LagreentricTimeframe for bringing the siteforward for development?Knowledge of the timeframefor bringing forwarddevelopment will help informwhether allocation of the sitewould have the potential tocontribute to the Council'srequired 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: Significant new / upgraded utility infrastructure
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Green: Site in the vicinity of a proposed district heating network
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 	N/A
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	 Within Central Conservation Area with listed buildings on site. Careful mitigation required.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Green: Site is within 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 is in city centre.
nearest District or Local	A =400-800m	

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centre?	G = <400m	
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	Green: <400m
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: Site includes Whipple Museum which is a community facility, but this should be retained in any future scheme.
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	R = >3km A =1-3km G = <1km or non-housing allocation	Green: <1km or non-housing allocation

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.	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Potential allocation is for university use.
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 is not protected open space or has the potential to be protected. Site is adjacent to Corpus Christi College (Protected Open Space)
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of 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 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 where applicable.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Allocation not for housing.

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 S106 contributions.		
How far is the nearest play space for children and teenagers?	 A = >400m from children and teenager's play space G = <400m; or allocation is not housing 	Green: Allocation not for housing.
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 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 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
	A = 1-3km	
employment centre?		from an employment centre.
Notice of all and an inclusion of the second	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.	R = Significant loss of	Green: While site is in City
Would development result in	R = Significant loss of	Green: While site is in City Centre (employment land) it
Would development result in the loss of employment land	employment land and job	Centre (employment land) it
Would development result in the loss of employment land identified in the Employment	employment land and job opportunities not mitigated by	
Would development result in the loss of employment land identified in the Employment Land Review?	employment land and job opportunities not mitigated by alternative allocation in the	Centre (employment land) it
Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an	employment land and job opportunities not mitigated by alternative allocation in the area (> 50%)	Centre (employment land) it
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	employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment	Centre (employment land) it
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	employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities	Centre (employment land) it
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	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	Centre (employment land) it
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	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%).	Centre (employment land) it
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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	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	Centre (employment land) it
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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. Would allocation result in	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to 	Centre (employment land) it will retain its current function.
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. Would allocation result in development in deprived areas	 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 	Centre (employment land) it will retain its current function.
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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. Would allocation result in development in deprived areas of Cambridge? The English Indices of	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 	Centre (employment land) it will retain its current function.
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. Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. 	Centre (employment land) it will retain its current function.
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. Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the	Centre (employment land) it will retain its current function.
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. 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	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super 	Centre (employment land) it will retain its current function.
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. 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	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within 	Centre (employment land) it will retain its current function.
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. 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	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super 	Centre (employment land) it will retain its current function.

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.	2010.	
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	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Amber: Not accessible to HQPT as defined. However, site is within the City Centre.
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.	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station

What turns of such a sector as	DD - no oveling provision of	Croop City contro la satist
What type of cycle routes are	RR = no cycling provision and	Green: City centre location
accessible near to the site? National Planning Policy	traffic speeds >30mph with high vehicular traffic volume.	
stresses the importance of		
developments being located	R = No cycling provision or a	
and designed where practical	cycle lane less than 1.5m	
to give priority to pedestrian	width with medium volume of	
and cycle movements. The	traffic. Having to cross a busy	
inclusion of criteria that	junction with high cycle	
measures the distance of a	accident rate to access local	
site from the nearest cycle	facilities/school.	
route will provide an indication		
of the sustainability of the site.	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
la tha aita within ar near to an	D Within or adia cont to an	
Is the site within or near to an	R = Within or adjacent to an	Red: Site within an AQMA
AQMA, the M11 or the A14?	AQMA, M11 or A14	Red: Site within an AQMA
AQMA, the M11 or the A14?	AQMA, M11 or A14 A =<1000m of an AQMA, M11	Red: Site within an AqiviA
AQMA, the M11 or the A14? The planning system has a	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14	Red: Site within an AQIVIA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AqiviA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14	Red: Site within an AQIVIA
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	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQIVIA
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	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQIVIA
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	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQIVIA
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	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQIVIA
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and existing development from		
contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.		
Are there potential noise and vibration problems if the site is 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	 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

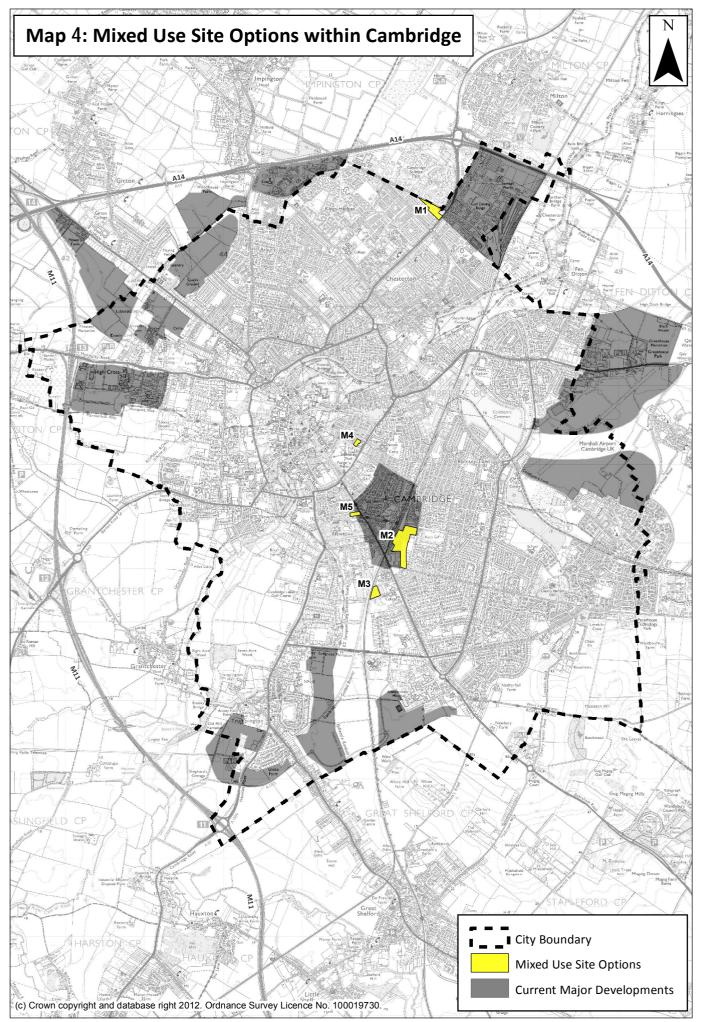
not always rule out		
not always rule out	appropriate to proposed	
development, but development	development	
should not be permitted in	G = Site not within or adjacent	
areas subject to pollution	to an area with a history of	
levels that are incompatible	contamination	
with the proposed use.		
Mitigation 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		
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	
data):	allocation is for greenspace	
Croundwater equirage (a.g.		
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.		
Drotooting the townscene and		
	historic environment (Landscap	be addressed by Green Belt
criteria)	historic environment (Landscap	be addressed by Green Belt
	historic environment (Landscap	Comments
criteria)		-
<i>criteria)</i> Criteria Would allocation impact upon	Performance R = Site contains, is adjacent	Comments Green: Site does not contain
<i>criteria)</i> Criteria	Performance R = Site contains, is adjacent to, or within the setting of such	Comments Green: Site does not contain or adjoin such areas, and
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden?	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden? <i>Historic parks and gardens</i>	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts	Comments Green: Site does not contain or adjoin such areas, and
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden? <i>Historic parks and gardens</i> <i>that have been registered</i>	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden? <i>Historic parks and gardens</i> <i>that have been registered</i> <i>under the 1983 National</i>	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden? <i>Historic parks and gardens</i> <i>that have been registered</i> <i>under the 1983 National</i> <i>Heritage Act have legal</i>	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	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
<i>criteria)</i> Criteria Would allocation impact upon a historic park/garden? <i>Historic parks and gardens</i> <i>that have been registered</i> <i>under the 1983 National</i> <i>Heritage Act have legal</i> <i>protection. There are 11</i>	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	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
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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.	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	
 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: Significant town plot containing the 13 th C King's Ditch, therefore, areas enclosed by it to the northwest, and suburban areas outside it – as recently seen in excavations ahead of the Grand Arcade development (ECB 2379) where medieval and later settlement prevailed. The plot contains notable listed buildings, including the 17 th century Old Perse School (MCB5692) and the Old Cavendish Laboratory

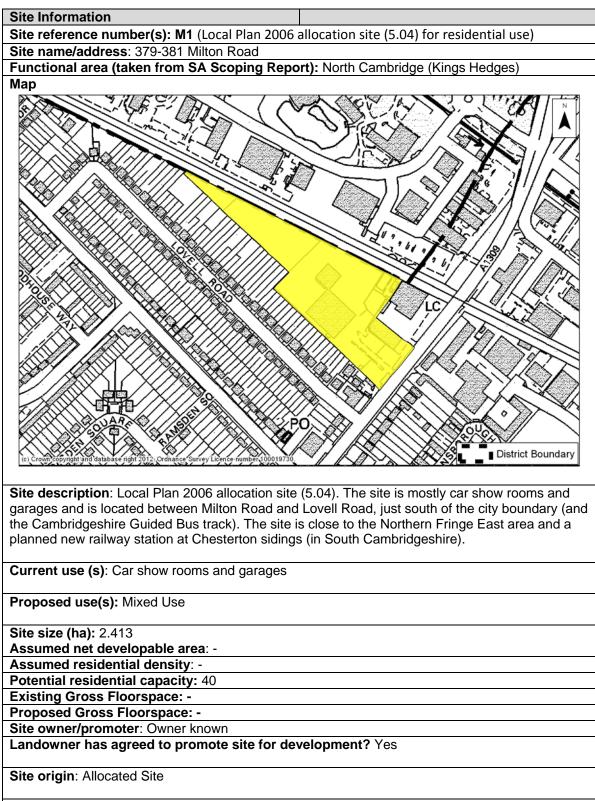
		(MCB16535), but was occupied in the medieval period by an Augustinian Friary (within the town enclosure: MB5717). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity</i>	 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 	Green: Through provision of new habitats, green spaces, green roofs etc

Species and Habitat Action	capable of appropriate	[]
Species and Habitat Action Plans exist for Cambridge.	capable of appropriate 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.		
Are there trees on site or	R = Development likely to have	Amber: There is one Tree
immediately adjacent protected	a significant adverse impact on	Preservation Order on-site.
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		
benefits accruing from the		
development that outweigh the		
current and future amenity		
-		
value of the trees.		
	tured above?	
Any other information not cap	tured above?	
	tured above?	
	tured above?	
	tured above?	
Any other information not cap	tured above?	
Any other information not cap Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or	Amber:
Any other information not cap	R = Significant constraints or adverse impacts	 In the vicinity of the
Any other information not cap Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or adverse impacts A =Some constraints or	 In the vicinity of the proposed district heating
Any other information not cap Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts	 In the vicinity of the proposed district heating network
Any other information not cap Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or adverse impacts A =Some constraints or	 In the vicinity of the proposed district heating

		 Close to public transport links with good cycling links Site is within AQMA Known archaeology 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: Key central site with potential for university/collegiate use; Potential to open up public realm in this area Potential for better access to the museum In the vicinity of the proposed district heating network Close to accessible natural greenspace Close to public transport links with good cycling links Cons: Known archaeology on site datailed assessment
		 site, detailed assessment would be required ahead of any proposed development; Within Central Conservation Area with listed buildings on site. Careful mitigation required; and Within 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



Relevant planning history: Approved with conditions as an outline application for residential development in 1994. Allocated as a proposals site for residential development as part of the 2006 Local Plan (Site 5.04) – 379 – 381 Milton Road. No other relevant planning history.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding.
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	Amber: Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	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	Belt	
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	capable of mitigation	
SSSI's designation and the	G = Site is not near to an SSSI	
potential impacts that development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: 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 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
	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),	incapable of appropriate	
Grade 2* or Grade 2.	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 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?	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals
Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation	significant negative impacts A =Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.
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?	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. 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 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.
Is the site part of a larger site and could it prejudice development of any strategic sites? Comments should flag up whether	mitigated R = Yes G = No	Green: Site is not part of a larger site and its development would not prejudice development of any strategic sites. Potential for site to support an adjacent new
the site is part of a larger development site or whether it is located in close proximity to a		employment centre in Northern Fringe East area.

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? <i>Knowledge of the timeframe for</i> <i>bringing forward development will</i>	R = Beyond 2031 (beyond plan period) A =Start of construction between 2017 and 2031	Amber: Start of construction between 2017 and 2031
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.	G = 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	RR = Very significant	Amber: Some constraints or
allowing scope for mitigation)	constraints or adverse impacts	adverse impacts
	R = Significant constraints or	
Include an assessment of the	adverse impacts	 There are surface water
suitability of the proposed use.	A =Some constraints or	flooding issues on site,
Also whether the development of this site for this use would be in	adverse impacts	possible to mitigate with
line with emerging policy in the	G = Minor constraints or	careful consideration to
Local Plan – from the Issues and	adverse impacts	site layout
Options Report and key issues	GG = None or negligible	 Existing infrastructure is
emerging from consultation	constraints or adverse impacts	likely to be sufficient
responses.		

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	Green: Site is within 400m of Kings Hedges Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of	R = >800m A =400-800m G = <400m	Amber: Approximately 90% of site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL with the remainder beyond 800m

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 within 3km of Manor Community College, Arbury Road, CB4 2JF, Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY and Impington Village College, New Road, Impington, CB24 9LX
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Approximately 80% of site is between 400 and 800m from Shirley Community Nursery & Primary School, Nuffield Road, CB4 1TF
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected

If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. 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 S106 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.	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Approximately 90% of site is within 400m of Ramsden Square Play Area with the remainder of the site beyond 400m from nearest child's/teenager's play space

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 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 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		Comments
Supporting Economic Growth Criteria	Performance	Comments Green: Site is less than 1km
Supporting Economic Growth		Comments Green: Site is less than 1km from an employment centre.
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes	Performance R = >3km A = 1-3km	Green: Site is less than 1km
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which	Performance 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
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element	Green: Site is less than 1km
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment	Performance 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
Supporting Economic GrowthCriteriaHow far is the nearest mainemployment centre?National planning policy promotespatterns of development whichfacilitate the use of sustainablemodes of transport. Proximitybetween housing and employmentcentres is likely to promote the	Performance 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
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment	Performance 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
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Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment 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	Performance 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. Green: The allocation is for
Supporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment	Performance 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.
Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review?	Performance 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. Green: The allocation is for mixed use including
Supporting Economic GrowthCriteriaHow far is the nearest mainemployment centre?National planning policy promotespatterns of development whichfacilitate the use of sustainablemodes of transport. Proximitybetween housing and employmentcentres is likely to promote theuse of sustainable modes oftransport. Criteria has thereforebeen included to measure thedistance between the centre of thesite and the main employmentcentre to provide an indication ofthe sustainability of the site.Would development result inthe loss of employment landidentified in the EmploymentLand Review?The ELR seeks to identify an	Performance 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. Green: The allocation is for mixed use including
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Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing.	Performance 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. Green: The allocation is for mixed use including
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potential for the proposed use as		
well as the need for it.		
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	 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 King's Hedges LSOA 7976:14.91 and adjacent to East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station

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 	Amber: Provided there are good links to the new Railway Station and links beyond to the river (and thus on to the city centre). These are currently poor but are proposed to be upgraded as part of the station development, as there are very narrow pinch points on the off-road path along Milton Rd (route to city centre).
	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	Amber: <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	Ambori Advoros impost
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	 R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact 	Amber: Adverse impact

by unacceptable levels of air pollution.		
Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires 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 permitted in areas subject to pollution	$ \mathbf{R} = \text{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 \\ remediation \\ remediation \\ appropriate to proposed \\ development \\ G = Site not within or adjacent to an area with a history of \\ remediation \\ remediation \\ remediation \\ appropriate to proposed \\ development \\ G = Site not within or adjacent to an area with a history of \\ remediation \\ $	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development

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.	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	be 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? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas	 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 	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas

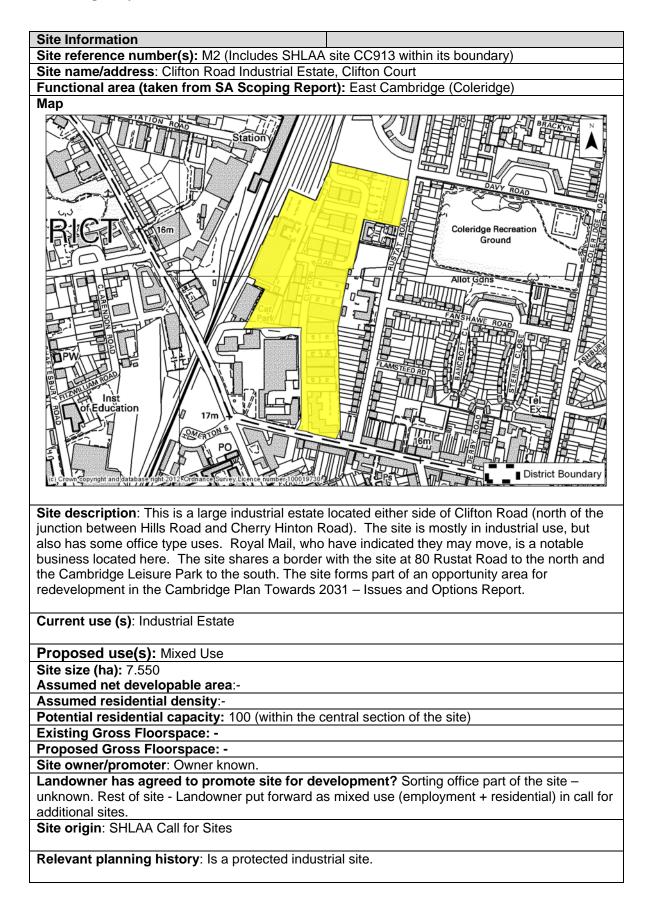
are relatively diverse. As such	adjain such an area, and there	
consideration needs to be given to	adjoin such an area, and there is no impact to the setting of	
the potential impact that	such an area	
development may have on the	Such an area	
setting, or views into and out of a		
Conservation Area.		
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;	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
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: Palaeolithic handaxes were found in this plot in 1949, and in gardens to the south (MCBs6344, 19188, 6349). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be	 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?) <i>A number of Biodiversity Species</i> <i>and Habitat Action Plans exist for</i> <i>Cambridge. Such sites play an</i> <i>important role in enhancing</i> <i>existing biodiversity for enjoyment</i> <i>and education. National planning</i> <i>policy requires the protection and</i> <i>recovery of priority species</i> <i>populations, linked to national and</i> <i>local targets.</i> <i>As such development within sites</i> <i>where BAP priority species or</i> <i>habitats are known to be present,</i> <i>or that may affect the substantive</i> <i>nature conservation value of such</i> <i>sites, will not normally be</i> <i>permitted. Where development is</i> <i>permitted, suitable mitigation</i> <i>and/or compensatory measures</i> <i>and nature conservation</i> <i>enhancement measures should be</i> <i>implemented.</i>	 R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links 	Green: Through provision of new habitats, green spaces, green roofs etc
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cape	R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	Amber: There is 1 TPO onsite

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Green: Proximity to Kings Hedges Road Local Centre and facilities Adjacent to a main radial route (Milton Road) Within 400m of bus services that link the site to the City Centre and other areas, including Guided Bus Adjacent to an area with a history of 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: Potential for site to form part of a high quality employment led development with improved site layout including some residential Potential for site to support an adjacent new employment centre in Northern Fringe East area. Adjacent to an established residential community Proximity to Kings Hedges Road Local Centre and facilities Adjacent to a main radial route (Milton Road) Existing infrastructure is likely to be sufficient; and Within 400m of bus services that link the site to the City Centre and other areas, including Guided Bus Cons: There are surface water flooding issues on site, possible to mitigate with careful consideration to site layout

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
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Cambridge City Sites Assessment Pro Forma



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
	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	
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	D – High rick	Green: Minor to moderate
	R = High risk, A =Medium risk	amount of surface water
water flooding?	G = Low risk	flooding. Careful mitigation
In addition to identifying	G = LOW HSK	required which could impact
whether site is in a high risk		on achievable site layout
flood zone, consideration		on achievable site layout
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	R = Not on PDL	Green: 100% PDL
previously developed land		

(PDL)?	A = Partially on PDL	
(G = Entirely on PDL	
The NPPF promotes the		
effective use of land by		
reusing land that has been		
previously developed,		
provided it is not of high		
environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt
of land within the Green Belt?		
	G = Site is not in the Green	
There is a small amount of	Belt	
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	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
	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		
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	
Scheduling is the process	SAM with the potential for	
	nogative imposts inconchile of	
e ,	negative impacts incapable of	
through which nationally	mitigation	
through which nationally important sites and	mitigation A =Site is adjacent to a SAM 	
through which nationally important sites and monuments are given legal	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely	
through which nationally important sites and monuments are given legal protection. National planning	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated	 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 	
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	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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.	 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 	
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	 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 	

		
Scheduled Ancient Monument		
(SAM) or its setting should be		
avoided.		
Would development impact	R = Site contains, is adjacent	Green: The development of
upon Listed Buildings?	to, or within the setting of such	the site would not involve
	buildings with potential for	demolition of a listed building
Listed buildings are	significant negative impacts	nor affect the setting of a listed
categorised as either Grade	incapable of appropriate	building providing build height
1(most important), Grade 2* or	mitigation	does not exceed the
Grade 2. Consideration needs	A =Site contains, is adjacent	immediate surrounding area.
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.	setting of such buildings	
Part B: Deliverability and Viab		
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
	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
	it falls within an allocated or	does not fall within a Minerals
LDF in order to determine		
whether development of the	safeguarded area,	Safeguarding Area; a Waste Water Treatment Works or
site could prejudice any future Minerals and Waste sites. NB:	development would have	
	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	Green: Access to the site is
the site?	A = Yes, with mitigation	already adopted public
	G = Yes	highway and the site will
The assessment needs to		require no stopping up of
consider whether the site is		existing adopted public
capable of achieving appropriate		Highway.
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. 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: No. The site forms part of an opportunity area for redevelopment in the Cambridge Plan Towards 2031 – Issues and Options
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.		Report however the site's development would not prejudice development of any strategic sites.
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	R = Beyond 2031 (beyond	Amber: Start of construction

forward for development?	plan period)	between 2017 and 2031
Knowledge til i to t	A =Start of construction	
Knowledge of the timeframe for	between 2017 and 2031	
bringing forward development will help inform whether allocation of	G = Start of construction	
the site would have the potential	between 2011 and 2016	
to contribute to the Council's		
required land supply for		
housing/employment land etc.		
Would development of the site	R = Yes, significant upgrades	Amber: Improved utilities
require significant new /	likely to be required but	required. The developer will
upgraded utility infrastructure?	constraints incapable of	need to liaise with the relevant
	appropriate mitigation	service provider/s to determine
	A = Yes, significant upgrades	the appropriate utility
	likely to be required,	infrastructure provision.
	constraints capable of	
	appropriate mitigation	
	G = No, existing infrastructure	
	likely to be sufficient	
Is the site in the vicinity of an	G = Yes	Amber: No
existing or proposed district	A = No	
heating network/community		
energy networks?		
Would development of the site	R = School capacity not	Amber: The implications of
be likely to require new	sufficient, constraints cannot	development locations for
education provision?	be appropriately mitigated.	education provision will need
	A = School capacity not	to be considered as part of
	sufficient, constraints can be	taking the Plan forward. The
	appropriately mitigated	scale and location of
	G = Non-residential	development will be important
	development / surplus school	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	Minor constraints which
	R = Significant constraints or	could be mitigated.
Include an assessment of the	adverse impacts	oodia so miligatoa.
suitability of the proposed use.	A =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	R = >800m	Red: Site is more than 800m
of defined Cambridge City	A = 400-800m	from the edge of the City
Centre?	G = <400m	Centre

A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the 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 Cherry Hinton Road West local centre catchment area and within 800m of both Cherry Hinton Road West local centre catchment area and Mill Road East district centre
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	Green: Approximately 60% of site is within 400m distance of The Woodlands Practice, 32- 34 Station Road, CB1 2JH with the remainder between 400 and 800m
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	Green: Approximately 85% of site within 1km of Coleridge

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.	G = <1km or non-housing allocation	Community College, Radegund Road, CB1 3RJ
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Majority of site is within 400m of Morley Memorial 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 R = No	Green: Site is not protected open space or has the potential to be protected. Site is adjacent to Rustat Avenue Amenity Green Space (Protected Open Space) The site owner must provide
space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	G = Yes	details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. 	Green: No obvious constraints that prevent the site providing minimum on-site provision.

How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via \$106 contributions.	G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 400m of Coleridge Recreation Ground.
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and 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	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Coleridge Recreation Ground.
How far is the nearest accessible natural greenspace	R = >400m G = <400m; or allocation is not	Green: Site is within 400m of Coleridge Recreation Ground.

of 2ha?	housing or employment	
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 G = <1km or allocation is for or	from an employment centre.
National planning policy	includes a significant element	
promotes patterns of		
	OF employment of is for	
	of employment or is for another non-residential use	
development which facilitate the use of sustainable modes	another non-residential use	
development which facilitate		
development which facilitate the use of sustainable modes		
development which facilitate the use of sustainable modes of transport. Proximity		
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable		
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		
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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.	another non-residential use	Amber: It is proposed to
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 = Significant loss of	Amber: It is proposed to allocate the site for mixed use
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land	R = Significant loss of employment land and job	allocate the site for mixed use
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 = Significant loss of	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review?	R = Significant loss of employment land and job opportunities not mitigated by	allocate the site for mixed use
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment	another non-residential use R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an	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	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to	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	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from	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%).	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher	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	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly	 another non-residential use R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for 	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing.	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	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non	 another non-residential use R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for 	allocate the site for mixed use development, including
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing.	 another non-residential use R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for 	allocate the site for mixed use development, including

protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.Would allocation result in development in deprived areas of Cambridge?The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	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 in Coleridge LSOA 7966: 11.03
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	requirements of a high quality	defined. Site is within 400m of
edge of the site?	public transport (HQPT) A =service meets	other bus services that link the site to the City Centre and
National Planning Policy	requirements of high quality	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 for in the site from an	P = x 800m	Croopi Approvimetali 700/ sf
How far is the site from an	R = >800m	Green: Approximately 70% of
existing or proposed train	A =400 - 800m	site is within 400m of an
station?	G = <400m	existing train station with the
National Planning Policy		remainder within 400 and
promotes the need to support		800m

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. A = Poor or medium quality off- road path.	Green: Although there is no provision on Cherry Hinton Rd and this is an unpleasant environment for cyclists.
	 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	nation and noise 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 A14A =<1000m of an AQMA, M11 or A14G = >1000m of an AQMA,	Amber: <1000m of an AQMA
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	M11, or A14	

the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A =Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Significant issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Patron noise on some events & noise escape until 6am. Detailed design and acoustic report and mitigation needed. Not all of the site will be suitable for housing.
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 	Amber: Adverse impacts capable of adequate 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	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	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

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	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	full condition.
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 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	a addressed by Green Bolt
criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Amber: Yes, the development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or	 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 	Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.

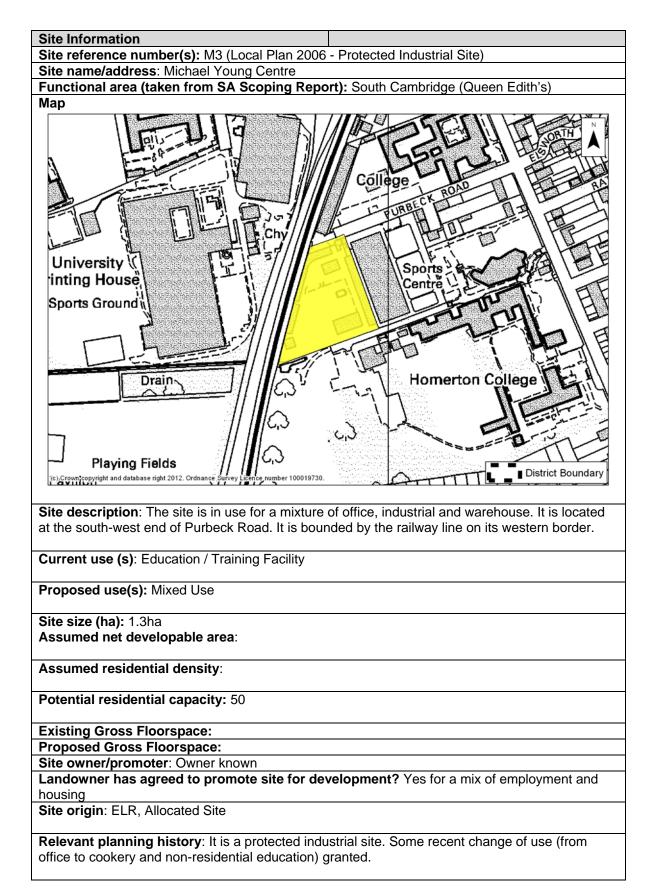
appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area. Would development impact upon buildings of local interest	 negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area A =Site contains, is adjacent to, or within the setting of such 	Amber: The development of the site would not affect any
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.	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	locally listed buildings providing build height does not exceed the immediate surrounding area.
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: Roman earthworks with the Old Cattle market were once known from the area (MCB5828). Roman pottery finds from numerous locations around this plot (e.g. MCBs5554, 5886). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	 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: The site is not of Local Nature Conservation Importance.
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	capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	

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?) <i>A number of Biodiversity Species</i> 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	 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 some Tree Preservation Orders along the eastern edge of the site.

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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	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Possible contamination on site. Capable of remediation but may not be suitable for houses with gardens Issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Detailed design and acoustic report and mitigation needed Proximity to Cherry Hinton Road West Local Centre and facilities Close to medical centre, primary and secondary schools, outdoor sports facilities, play space for children/teenagers and accessible greenspace
Overall Conclusion	R = Site with no significant development potential (significant constraints and	Good public transport links to City Centre and other areas Amber: Site with development potential (some constraints or
	adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	 Pros: Potential for site to form part of a high quality employment led development including offices, supporting a vibrant new employment centre, around the railway station Potential for residential use within central section of the site Proximity to Cherry Hinton Road West Local

		 Centre and facilities Close to medical centre, primary and secondary schools, outdoor sports facilities, play space for children/teenagers and accessible greenspace Good public transport links to City Centre and other areas
		 Cons: Possible contamination on site. Capable of remediation but may not be suitable for houses with gardens Issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Detailed design and acoustic report and mitigation needed
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



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	G = Flood risk zone 1	non of navial neoding.
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 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		
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	Green: 100% 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	
There is a small amount of	Belt	
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	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
	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		
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	
Scheduling is the process	SAM with the potential for	
	nogative imposts inconchile of	
	negative impacts incapable of	
through which nationally	mitigation	
through which nationally important sites and	mitigation A =Site is adjacent to a SAM 	
through which nationally important sites and monuments are given legal	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely	
through which nationally important sites and monuments are given legal protection. National planning	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated	 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 	
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	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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.	 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 	
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	 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 	

Scheduled Ancient Monument		
(SAM) or its setting should be		
avoided.		
Would development impact	R = Site contains, is adjacent	Amber: Listed buildings to the
upon Listed Buildings?	to, or within the setting of such	southeast
	buildings with potential for	
Listed buildings are categorised	significant negative impacts	
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	to, or within the setting of such	
development on the building and 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 Viab		
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
	development would have	through the adopted Minerals
Reference needs to be made to	significant negative impacts	and Waste Core Strategy or
the Minerals and Waste LDF in	A =Site or a significant part of	Site Specific Proposals Plan. It
order to determine whether	it falls within an allocated or	does not fall within a Minerals
development of the site could	safeguarded area,	Safeguarding Area; a Waste
prejudice any future Minerals and	development would have	Water Treatment Works or
Waste sites. NB: Land that falls	minor negative impacts	Transport Safeguarding Area;
within an 'Area of Search' should	G = Site is not within an	or a Minerals or Waste
be flagged up, but this would not	allocated or safeguarded area.	Consultation Area.
necessarily rule out the allocation of a site.		Consultation / Tea.
Is the site located within the	\mathbf{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	(02)
	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	Red: No
the site?	A = Yes, with mitigation	
	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	R = Insufficient capacity.	Amber: Insufficient capacity.
have a significant impact on	Negative effects incapable of	Negative effects capable of
the local highway capacity?	appropriate mitigation.	appropriate mitigation
	A = Insufficient capacity.	
Consideration should be given to	Negative effects capable of	
the capacity of the local highway	appropriate mitigation.	
network and the impacts the development is likely to have on it.	G = No capacity constraints	
	identified that cannot be fully	
	mitigated	

Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and its development would not prejudice development of any strategic sites
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development? Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential	 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
to 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 	Amber: Significant new / upgraded utility infrastructure
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	R = School capacity not	Amber: The implications of

be likely to require new education provision?	sufficient, constraints cannot be appropriately mitigated. A =School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	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: Some constraints or adverse impacts Access is a significant issue that would need careful consideration.

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 measuring the distance of a site from its	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of Cherry Hinton Road West Local Centre catchment areas.

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	Red: Site is over 800m from nearest health centre or GP service
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 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	R = >800m A = 400-800m G = <400m or non-housing allocation	Red: Approximately 40% of site is between 400 and 800m from Morley Memorial School, 91 Blinco Grove, CB1 7TX with the remainder beyond 800m

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 facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected. Site is adjacent to Homerton College Grounds (Protected Open Space)
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards 	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 400m of Homerton College's sports facilities and Hills Road tennis courts.

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 S106 contributions.		
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 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 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.	>400m • = <400m; or allocation is not housing or employment	Red: Site is over 400m from nearest area of accessible natural greenspace of 2ha.

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.
employment centre:	G = <1km or allocation is for or	nom an employment centre.
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: Site is a retained
the loss of employment land	employment land and job	business estate in the ELR.
identified in the Employment	opportunities not mitigated by	However the proposed
Land Review?	alternative allocation in the	allocation includes
The ELR seeks to identify an	area (> 50%)	employment development
adequate supply of sites to	A =Some loss of employment	therefore no overall loss is
meet indicative job growth	land and job opportunities	expected.
targets and safeguard and protect those sites from	mitigated by alternative 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	Amber: Site in Queen Edith's
development in deprived areas	the 40% most deprived Super	LSOA 7996: 5.53
of Cambridge?	Output Areas within	
	Cambridge according to the	
The English Indices of	Index of Multiple Deprivation	
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 Cambridge according to the	
deprivation which underpins the Indices of Deprivation	Index of Multiple Deprivation	
2010 is based on the idea of		
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 suitaris 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	Green: Accessible to HQPT as
service is accessible at the edge of the site?	requirements of a high quality public transport (HQPT) A =service meets requirements of high quality	defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
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	public transport in most but not all instances G = High quality public transport service	
definition of 'high quality public transport routes'. How far is the site from an existing or proposed train	R = >800m A =400 - 800m	Red: Site is beyond 800m from
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.	G = <400m	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	 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 	Green: 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

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.	 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	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	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
of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact	Amber: Adverse impact

Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: 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 	Amber: Adverse impacts capable of adequate 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.	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

Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.		
Protecting Groundwater		
Criteria Would development be within a source protection zone (EA data)?	PerformanceA =Within SPZ 1G = Not within SPZ1 orallocation is for greenspace	Comments 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	historic environment (Landscap	be addressed by Green Belt
criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special	 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 	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area

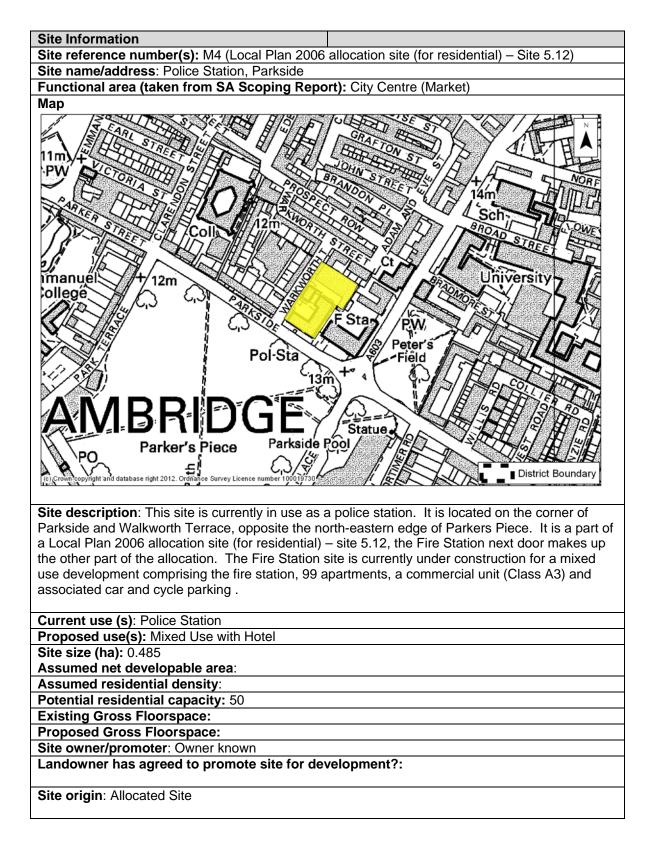
architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse.	negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	
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 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 	Green: Adjacent to former quarry (extent unknown) to east. No archaeological requirement.
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	 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 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the	mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	

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 for green infrastructure	R = Development involves a loss of existing green	Amber: No significant opportunities or loss of
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.	 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 	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?) <i>A number of Biodiversity</i> <i>Species and Habitat Action</i> <i>Plans exist for Cambridge.</i> <i>Such sites play an important</i> <i>role in enhancing existing</i> <i>biodiversity for enjoyment and</i> <i>education. National planning</i> <i>policy requires the protection</i> <i>and recovery of priority species</i> <i>populations, linked to national</i> <i>and local targets.</i> <i>As such development within</i> <i>sites where BAP priority</i> <i>species or habitats are known</i> <i>to be present, or that may</i> <i>affect the substantive nature</i> <i>conservation value of such</i> <i>sites, will not normally be</i> <i>permitted. Where</i> <i>development is permitted,</i> <i>suitable mitigation and/or</i> <i>compensatory measures and</i> <i>nature conservation</i> <i>enhancement measures</i>	 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

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	 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: Large area of Tree Preservation Orders adjacent to the site along the southern edge.
value of the trees. Any other information not cap		
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 R = Site with no significant	 Amber: Proximity to Cherry Hinton Road West Local Centre and facilities Close to outdoor sports facilities and children's/teenagers play space Good public transport links to City Centre and other areas Good cycle links.
	 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: Existing employment site with potential for intensification including some residential Proximity to Cherry Hinton Road West Local Centre and facilities Close to outdoor sports facilities and children's/teenagers play

		 space Good public transport links to City Centre and other areas Good cycle links.
		 Access is a significant issue that would need careful consideration
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



Relevant planning history: It forms part of a Local Plan 2006 allocation site (for residential) – site 5.12. The Fire Station site next door makes up the other half of the 2006 allocation. The Fire Station site comprises a mixed use development including a fire station, 99 apartments, a commercial unit (Class A3) and associated car and cycle parking under construction on the fire station site. There is no other relevant planning history on the police station site itself.

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
	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	
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.	B. Indexed	Owner Missister weeks and
Is site at risk from surface	R = High risk,	Green: Minor to moderate
water flooding?	A =Medium risk G = Low risk	amount of surface water flooding towards the centre of
In addition to identifying	G = LOW HSK	the northern site. Careful
In addition to identifying		
whether site is in a high risk flood zone, consideration		mitigation required which coul
		impact on achievable site
needs to be given to the risk of surface water flooding on the		layout
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	R = Not on PDL	Green: 100% PDL
previously developed land		

(PDL)?	A = Partially on PDL	
(G = Entirely on PDL	
The NPPF promotes the		
effective use of land by		
reusing land that has been		
previously developed,		
provided it is not of high		
environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt
of land within the Green Belt?		
	G = Site is not in the Green	
There is a small amount of	Belt	
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	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
	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		
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	
Scheduling is the process	SAM with the potential for	
	nogative imposts inconchile of	
e ,	negative impacts incapable of	
through which nationally	mitigation	
through which nationally important sites and	mitigation A =Site is adjacent to a SAM 	
through which nationally important sites and monuments are given legal	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely	
through which nationally important sites and monuments are given legal protection. National planning	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated	 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 	
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	mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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	 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 	
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.	 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 	
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	 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 	

Scheduled Ancient Monument		
(SAM) or its setting should be		
avoided.		
Would development impact	R = Site contains, is adjacent	Amber: Site adjacent to listed
upon Listed Buildings?	to, or within the setting of such	buildings
	buildings with potential for	-
Listed buildings are	significant negative impacts	
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	buildings with potential for	
building and its setting taking	negative impacts capable of	
account of the listing category,	appropriate mitigation	
the 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.	setting of such buildings	
Part B: Deliverability and Viab		
Criteria	Performance	Comments
Is the site allocated or		Green: Site is not allocated /
	R = Site or a significant part of	
safeguarded in the Minerals	it falls within an allocated or	identified for a mineral or
and Waste LDF?	safeguarded area,	waste management use
	development would have	through the adopted Minerals
Reference needs to be made to	significant negative impacts	and Waste Core Strategy or
the Minerals and Waste LDF in	A =Site or a significant part of	Site Specific Proposals Plan. It
order to determine whether	it falls within an allocated or	does not fall within a Minerals
development of the site could	safeguarded area,	Safeguarding Area; a Waste
prejudice any future Minerals and	development would have	Water Treatment Works or
Waste sites. NB: Land that falls	minor negative impacts	Transport Safeguarding Area;
within an 'Area of Search' should	G = Site is not within an	or a Minerals or Waste
be flagged up, but this would not	allocated or safeguarded area.	Consultation Area.
necessarily rule out the allocation	allocated of safeguarded area.	Consultation Area.
of a site.	B Otto is a life in a DOZ as is	A solution Faction attacks OF (A s
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	$R = N_0$	Amber: Yes, with mitigation
the site?	A = Yes, with mitigation	, anson roo, warmingation
	$\mathbf{G} = \mathbf{Y} \mathbf{e} \mathbf{s}$	
The assessment needs to	0 - 105	
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	P - Incufficient conseitu	Ambor: Incufficient conseits
	R = Insufficient capacity.	Amber: Insufficient capacity.
have a significant impact on	Negative effects incapable of	Negative effects capable of
the local highway capacity?	appropriate mitigation.	appropriate mitigation. Some
	A = Insufficient capacity.	works either physical or soft
Consideration should be given to	Negative effects capable of	(travel plan etc.) could in all
the capacity of the local highway	appropriate mitigation.	likelihood overcome negative
network and the impacts the	G = No capacity constraints	impacts.
development is likely to have on it.	identified that cannot be fully	-
	mitigated	

Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	 Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. For schemes of 50 dwellings or more - This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment. S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Is the site part of a larger site and could it prejudice development of any strategic sites? Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites
strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development? Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	 R = Beyond 2031 (beyond plan period) A =Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016 	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	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?	appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient G = Yes A = No	Green: Site in the vicinity of a proposed district heating network
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. Consideration for adjacent listed building needed Minimal infrastructure requirements

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 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.	B = 5 800m	Croop, Site within 400m of Mill
How far is the site from the	R = >800m	Green: Site within 400m of Mill

District and sol	100.000	Describition District Oracter
nearest District or Local	A =400-800m	Road West District Centre
centre?	G = <400m	
A key element of sustainable		
development is ensuring that		
people are able to meet their needs locally, thus helping to		
encourage a modal shift. Criteria		
measuring the distance of a site		
from its nearest district/local		
centre has been included to		
provide an indication of the		
sustainability of the site and to		
determine the appropriate density of development of a site.		
How far is the nearest health	R = >800m	Green: Site is within 400m
centre or GP service?	A =400-800m	distance of Petersfield Medical
	G = <400m	Practice, 25 Mill Road, CB1
Local services are essential to the		2AB
quality of life of residents and		
employees. In planning for new		
development, consideration needs		
to be given to the proximity of		
development to local services so that new residents can access		
these using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
health centre/GP service has		
been included to provide an		
indication of the sustainability of the site.		
Would development lead to a	R = Allocation would lead to	Green: Development would
loss of community facilities?	loss of community facilities	not lead to the loss of any
,	G = Development would not	community facilities or
	lead to the loss of any	replacement /appropriate
	community facilities or	mitigation possible
	replacement /appropriate	
	mitigation possible	
How far is the nearest	R = >3km	Green: Site within 1km of
secondary school?	A =1-3km	Parkside Community College,
In planning for now development	G = <1km or non-housing	Parkside, CB1 1EH
In planning for new development, consideration needs to be given to	allocation	
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 = >800m	Green: Site is within 400m of
school?	R = >800m A = 400-800m	St Matthews Primary School,
	G = <400 m or non-housing	19 Norfolk Street, CB1 2LD
In planning for new development,	allocation	
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 facilit	ies and green spaces	
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
potential to be protected		potential to be protected
If the site is protected open	R = No	The site owner must provide
space can the open space be	G = Yes	details of how this can be
replaced according to CLP		achieved
Local Plan policy 4/2		
Protection of Open Space		
If the site does not involve any	RR = No , the site by virtue of	Green: No obvious constraints
protected open space would	its size is not able to provide	that prevent the site providing
development of the site be	the minimum standard of OS	minimum on-site provision
able to increase the quantity	and is located in a ward or	
and quality of publically	parish with identified	
accessible open space	deficiency.	
/outdoor sports facilities and		
achieve the minimum	R = No, the site by virtue of its	
standards of onsite public	size is not able to provide the	
open space provision?	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	R = >3km	Green: Site is within 400m of
sports facilities?	A = 1 - 3km	Fenners Cricket Ground.
	G = <1 km; or allocation is not	
A key objective of national	housing	
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 S106		
contributions.		
How far is the nearest play	A = >400m from children and	Green: Site is within 400m of
1,	in a short for the official and	

space for children and	teenager's play space	Peter's Field children's play
teenagers?	G = <400m; or allocation is not	area.
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 S106 contributions	housing	
How far is the nearest accessible natural greenspace of 2ha?	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of nearest area of accessible natural greenspace of 2ha.
Proximity to high quality open spaces makes an important contribution to the health and well- being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity 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	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.
centre to provide an indication of the sustainability of the site.		
Would development result in the loss of employment land	R = Significant loss of employment land and job	Amber: Allocation would be for mixed use including

identified in the Employment	opportunities not mitigated by	employment
Land Review? The ELR seeks to identify an	alternative allocation in the area (> 50%)	
adequate supply of sites to meet	A =Some loss of employment	
indicative job growth targets and safeguard and protect those sites	land and job opportunities	
from competition from other higher	mitigated by alternative	
value uses, particularly housing.	allocation in the area (< 50%).	
Proposals for non employment-	G = No loss of employment land / allocation is for	
uses for sites identified for potential protection in the ELR	employment development	
should be weighed up against the		
potential for the proposed use as		
well as the need for it. Would allocation result in	A = Not within or adjacent to	Amber: Site is in Market LSOA
development in deprived areas	the 40% most deprived Super	7981: 10.34
of Cambridge?	Output Areas within	1001.10.04
	Cambridge according to the	
The English Indices of Deprivation	Index of Multiple Deprivation	
2010 are measures of multiple deprivation at the small area level.	2010.	
The model of multiple deprivation	G = Within or adjacent to the 40% most deprived Super	
which underpins the Indices of	Output Areas within	
Deprivation 2010 is based on the idea of distinct domains of	Cambridge according to the	
deprivation which can be	Index of Multiple Deprivation	
recognised and measured	2010.	
separately. These domains are experienced by individuals living		
in an area.		
Inclusion of this criteria will identify		
where development may benefit areas where deprivation is an		
issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport	R = Service does not meet the	Amber: Not accessible to
What type of public transport service is accessible at the	R = Service does not meet the requirements of a high quality	Amber: Not accessible to HQPT as defined. However,
What type of public transport	R = Service does not meet the	Amber: Not accessible to
What type of public transport service is accessible at the edge of the site? <i>National Planning Policy promotes</i>	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality 	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus
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	 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 	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the
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	 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
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	 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 	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the
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	 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
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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. 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. G = Quiet residential street 	Green: 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.
	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 or A14	Red: Within 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	G = >1000m of an AQMA, M11, or A14	
authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air		

quality, will provide an indication of the sustainability of the site.		
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	 R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact 	Amber: Adverse impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: 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 	Amber: Adverse impacts capable of adequate 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	 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 	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development

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.	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	A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
area. Protecting the townscape and	historic environment (Landscap	be addressed by Green Belt
criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such	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	Amber: Site within the Central Conservation Area

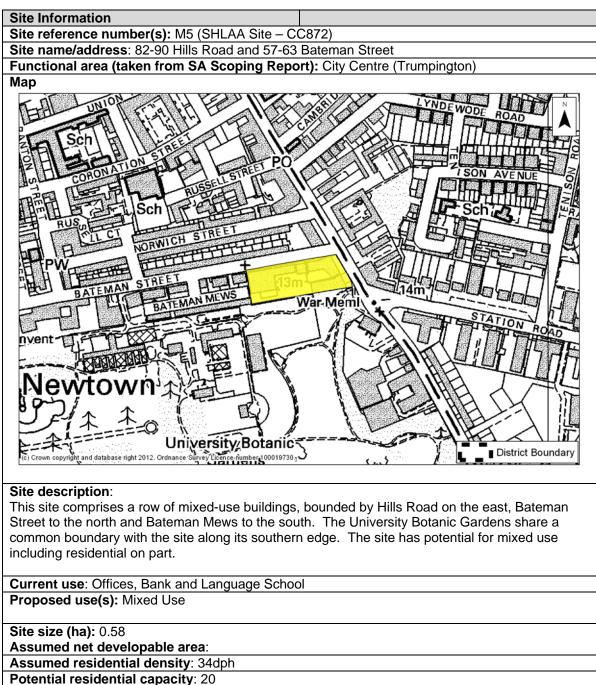
consideration needs to be given to the potential impact that	is no impact to the setting of such an area	
development may have on the	Such an area	
setting, or views into and out of a		
Conservation Area.	A Oite containe, is adia cont	And an Oite edite cont to DL Is
Would development impact upon buildings of local interest	A =Site contains, is adjacent to, or within the setting of such	Amber: Site adjacent to BLIs
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	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	R = Known archaeology on	Amber: Neolithic remains
upon archaeology?	site or in vicinity requiring	found in large gardens to the
	verification before any	rear of former town houses
	planning consent can be given A = Known archaeology on	that fronted Parker's Piece (MCB6253). Site lies to the
	site or in vicinity	north of the English Civil War
	G = No known archaeology on	Defence Line that crossed
	site or in vicinity	Parker's Piece (MCB17288).
		An Archaeological Condition is
		recommended for any consented scheme.
Biodiversity and Green Infrast		
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	an existing site and impacts incapable of appropriate	not adjacent to or local area will be developed as
Reserve, County Wildlife Site,	mitigation	greenspace
City Wildlife Site)	A =Contains or is adjacent to	9.00100000
, ,	an existing site and impacts	
Sites of local nature conservation	capable of appropriate	
include Local Nature Reserves,	mitigation	
County Wildlife Sites and City Wildlife Sites, Local authorities	G = Does not contain, is not	
have a Duty to have regard to the	adjacent to or local area will be	
conservation of biodiversity in	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		
and nature conservation		

enhancement measures should be		
<i>implemented.</i> 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?) <i>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.</i>	 R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links 	Green: Through provision of new habitats, green spaces, green roofs etc
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of	 R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees 	Amber: There are several protected trees onsite and close to the site

the trees.	atured above?	
Any other information not captured 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 adverse impacts 	 Proximity to City Centre and Mill Road West Local Centre and facilities; Close to sports facilities, children's/teenagers play space and accessible natural greenspace Within 400m of bus services that link the site to the City Centre The site is within an Air Quality Management Area
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: • City Centre site overlooking Parkers Piece, could provide a good central location for hotel development with ancillary A3 uses (restaurant), alongside some residential • Proximity to City Centre and Mill Road West Local Centre and facilities; • Minimal infrastructure requirements • Close to sports facilities, children's/teenagers play space and accessible natural greenspace • Within 400m of bus services that link the site to the City Centre • The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality; and • Proximity to historic

		Conservation Area and Listed Buildings with potential for adverse impacts but capable of mitigation
Viability feedback (from consultants)	 R = Unlikely to be viable, A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



Existing Gross Floorspace: -

Proposed Gross Floorspace: -

Site owner/promoter: Owner known

Landowner has agreed to promote site for development? Some potential for mixed use including residential on part. No potential on 57-60 Bateman Street as 100+ year lease. Some potential for mixed use including residential on remainder. On-going discussions regarding current leases.

Site origin: SHLAA Call for Sites

Relevant planning history: None relevant

Flood Risk Performance Comments Griteria Performance Comments The assessment will address whether the proposed use is considered subble for the flood zone with reference to the Council's Strategic Flood Risk Assessment. G = Flood risk zone 1 Green: Flood zone 1, lowest risk of fluvial flooding. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development to areas with the lowest probability of flooding (Zone 1). Amber: Fairly significant amount of sufface water flooding? Sites that fail within Flood Zone 3 will only be considered whete there are no reasonably available sites in Flood Zones T or 2, taking into account the flood risk valueses and applying the Exceptions Test as required. A = High risk, A = Medium risk G = Low risk In addition to identifying whether site is in a high risk flood zone, on achievable site densities a greater level of green infrastructure required. A = High risk, A = Medium risk G = Low risk Amber: Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site densities a greater level of green infrastructure required. (2011) shows that the majority of the firsk consideration should also be given to the socape for appropriate mitigation, which could reduce the level of risk on site and potentially educe flood right whether site run-off). Eard User Socape Green Belt Criteria Performance Comments Green: 100% PDL Green: 100% PDL Green: 10	Level 1 Part A: Strategic Considerations		
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use of land by reusing land that has been previously developed,	The NDDE promotes the effective		
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		P - Site is in the Green Delt	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	Belt	
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	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
	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	seate	
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, 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
. 3-	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),	incapable of appropriate	5 5-
Grade 2* or Grade 2.	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	negative impacts capable of	
listing category, the distance from	appropriate mitigation	
the listed building, the proposed use, and the possibility of	G = Site does not contain or	
mitigation.	adjoin such buildings, and	
	there is no impact to the	
	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? <i>Reference needs to be made to</i>	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or
the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation	 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. 	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 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	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	RR = Very significant	Amber: Some constraints or
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.	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	 adverse impacts. Surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout Minimal infrastructure requirements
Level 2		
Accessibility to existing centre		
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	Amber: Site is between 400m and 800m from the edge 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	R = >800m	Green: Site is within 400m of
nearest District or Local	A =400-800m	Hills Road local centre
centre?	G = <400m	catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health	R = >800m	Green: Over half of the site is
centre or GP service?	A =400-800m G = <400m	within 400m of The Woodlands Practice, Station Road.

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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 pearest		Amber: Site is just hoverd
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 G = <400m or non-housing	Amber: Site is just beyond 1km from Parkside Community College Green: Site is within 400m of St Alban's Primary School and St Pauls 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.	allocation	St Pauls 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 have the potential to be protected. However, site is adjacent to an area of Protected Open Space and any development would have to not be harmful to the character of this space
If the site is protected open	R = No	The site owner must provide
		·

space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	G = Yes	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 R = >3km 	Green: No obvious constraints that prevent the site providing minimum on-site provision.
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 S106 contributions.	A =1 - 3km G = <1km; or allocation is not housing	3km from nearest outdoor sport 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	 A = >400m from children and teenager's play space G = <400m; or allocation is not housing 	Green: Site is within 400m of Ravensworth Gardens play areas

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 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 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.	includes a significant element of employment or is for another non-residential use	
Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as	 R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development 	Amber: Allocation would be for mixed uses including employment.

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 Trumpington LSOA 8004: 21.59 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	R = >800m A =400 - 800m G = <400m	Amber: Site is within 800m of the existing train station.

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. 	Red: Bus/cycle lane of medium quality but often blocked at peak hours by loading vehicles. Catholic Church junction has a high cycle accident rate but may be improved as part of County scheme.
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: Within or adjacent to 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 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: Traffic noise from Hills Road. Noise assessment required.
Are there potential light pollution problems if the site is developed, as a receptor or generator? Are there potential odour problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or 	Green: 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	capable of full mitigation R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A =Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Green: There are no known contamination issues

have for development.		
Protecting Groundwater	Destaura	
Criteria Would development be within a source protection zone (EA data)? Groundwater sources (e.g. wells, boreholes and springs) are used	Performance A =Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Comments Green: Not within SPZ1
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 Belt
criteria)		c addressed by Green Den
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Amber: Yes, the Botanic Gardens to the south are a historic park and garden
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 western half of the site lies within the Central Conservation Area
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development	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	Amber: Close to Claremont

 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 	setting of such buildings	
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: The site is located close to the probable line of the Roman road approaching the Roman town at Cambridge from the south east.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance	R = Development would have a negative impact on existing	Green: Potentially positive impact through protection of

native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)features or network links incapable of appropriate mitigationexisting habitats and enhancement in landscap schemes.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 policiy requires the protection and recovery of priority species or habitats are known to be present, or that may affect the substantive permitted.C = Development could have a negative impact by enhancing existing features or network linksexisting habitats and enhancement module have a negative impact by enhancing existing features and adding new features or network linksexisting biolicity and enhancing existing features and adding new features or network linksA such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive permitted.C = 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 C = Site does not contain or adjoin any protected treesAmber: There are two tree with Tree Preservation Or on the site, one on Hills R and no en in the south west corner. There are also numerous traes without Tree Preservation OrdersThere are also numerous transpecies diverse tree cover brings a and microclimate benefits. Cambridge has in excess of 500 TPOs, in force. When considering sites that include trees covered by TPOs, the felling, significant surger or potential root damage <b< th=""><th>ng</th></b<>	ng			
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current and future amenity value of				
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Any other information not captured above?				
Level 2 Conclusion				
Level 2 Conclusion (afterR = Significant constraints orAmber:				
allowing scope for mitigation) adverse impacts • > 800m from Health				
A =Some constraints or Centre or Primary Sch				
adverse impacts • More than 400m from	001			
G = Minor constraints or nearest area of	ool			
adverse impacts accessible natural	ool			
	lool			
greenspace of 2ha	lool			
Narrow cycle lanes ar high traffic yolympos				
high traffic volumes				
Within an AQMA				

		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: Mixed use area close to the City Centre and Hills Road Local Centre and facilities with potential for intensification and redevelopment including some office uses with ground floor retail to the front of the site and residential to the rear Minimal infrastructure requirements Close to GP service, primary school and children's/teenagers play space Cons: The site is within an Air Quality Management Area, although it is not likely that there would be net worsening of air quality Proximity to historic park/garden, Conservation Area and Buildings of Local Interest with potential for adverse impacts but capable of mitigation There are narrow cycle lanes and high traffic volumes
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