

Cambridge Local Plan 2014 – Draft Submission Plan

**Technical Background Document - Part 2
Supplement to Part 2 Site Options Within
and on the Edge of Cambridge (January
2013)**

May 2013

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1 Introduction

- 1.1 This report is part of the audit trail setting out the origination and evaluation of sites brought forward for allocation in the Submission Plan. The full audit trail to date includes:
- the identification of sites through the Strategic Housing Land Availability Assessment, May 2012;
 - site and issues raised through the Issues and Option 1 stage of the Plan preparation, July 2012;
 - the detailed assessment of sites in *Issues and Options 2, Part 2 Site Options Within Cambridge – January 2013: Technical Background Document - Part 2*;
 - the Issues and Options 2 Parts 2 consultation on specific sites;
 - the responses to this consultation.
- 1.2 This supplement provides a full technical assessment of any additional sites or sites on where there has been significant changes since Issues and Options 2.
- 1.3 This document continues the assessment by evaluating the sites against criteria covering:
- impact on education provision;
 - site viability;
 - landowner comments and willingness to bring sites forward; and
 - key issues emerging from the representations on Issues and Options 2
- 1.4 Each site is given a red, amber and green rating of its acceptability for development against each of the criteria.
- 1.5 The process of evaluation identified:
- which sites should be carried forward;
 - sites where the capacity and/or mix of uses should be amended; and
 - sites that should not be carried forward.

2. Sites List – Audit of changes since Issues and Options 2

Local Plan Ref	Site Address	No. of dwelling/ha employment	Change since Issues and Options 2
Residential			
R1	295 Histon Road	32	The site to be allocated as defined in Issues and Options 2
R2 (Includes CC312)	Willowcroft, Histon Road	78	The site to be allocated as defined in Issues and Options 2
R3	City Football Ground	138	The site to be allocated as defined in Issues and Options 2. The potential residential capacity has been reduced from 147 to 138 to reflect a pending planning permission – 12/1211/FUL
R4	Henry Giles House, Chesterton Road	48	The site to be allocated as defined in Issues and Options 2
R5 (CC906)	Camfields Resource Centre and Oil Depot	35	The site to be allocated as defined in Issues and Options 2
R7	The Paddocks, Cherry Hinton Road	123	The site to be allocated as defined in Issues and Options 2
R8 (CC087 & CC081)	149 Cherry Hinton Road	33	This site has been extended to include the telephone exchange on Coleridge Road (SHLAA site CC081). The telephone exchange site is too small to allocate on its own and as it shares a boundary with 149 Cherry Hinton Road so it make sense to allocate them together. The site area has increased to 0.76ha and its potential residential capacity has increased from 17 to 33 dwellings.
R9	Travis Perkins, Devonshire Road	43	The site to be allocated as defined in Issues and Options 2
R10 (CC102)	Mill Road Depot and Adjoining Properties	167	The site to be allocated as defined in Issues and Options 2
R11 (CC629)	Horizon Resource Centre, Coldhams Lane	40	The site to be allocated as defined in Issues and Options 2
R12 (CC922)	Ridgeons, 75 Cromwell Road	245	The site boundary has changed because of a drafting error in the Issues and Options 2 document, the site area stays

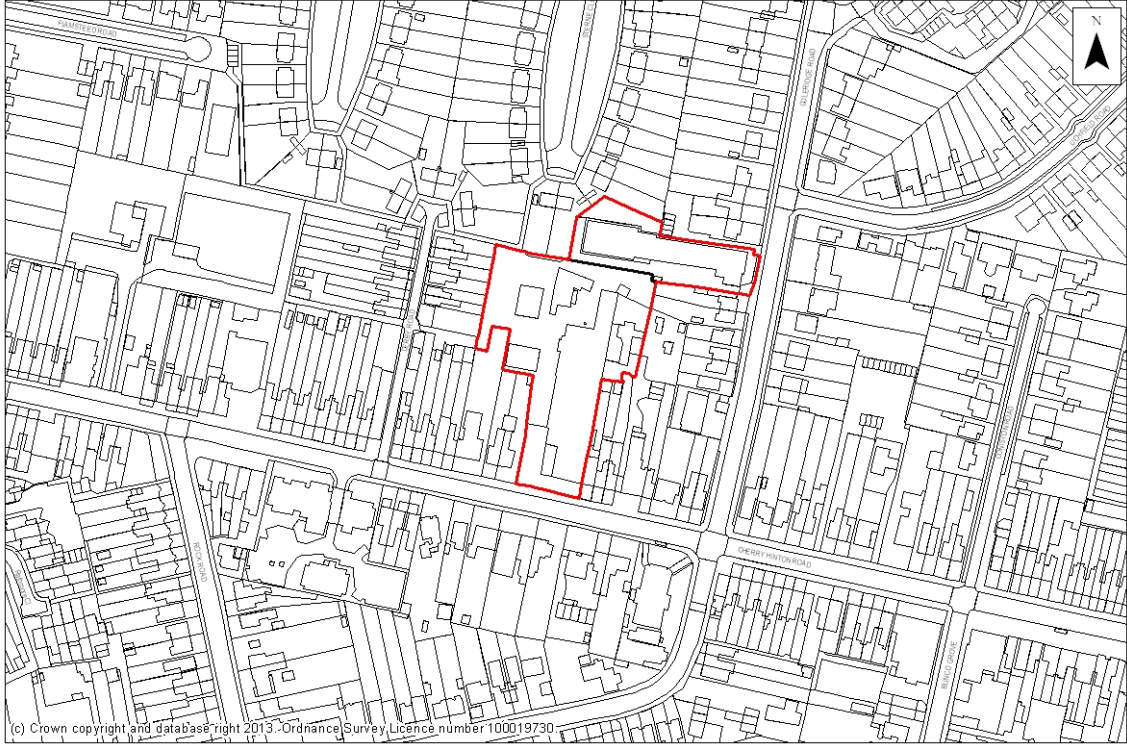
Local Plan Ref	Site Address	No. of dwelling/ha employment	Change since Issues and Options 2
			the same. The capacity of the site has been increased from 120 dwellings to 245 dwellings to reflect achievable site densities.
R13 (CC755)	78 and 80 Fulbourn Road	0	This site will not be allocated as it is below 0.5ha and therefore too small. There was a drafting error when calculating the site area at SHLAA and Issues and Options Stage.
R14 (CC583)	BT Telephone Exchange and Car Park, Long Road	76	The site to be allocated as defined in Issues and Options 2.
R15	Glebe Farm	35	The site to be allocated as defined in Issues and Options 2. Issues and Options - R15 incorporated into R24c
R16 (CC905)	Cambridge Professional Development Centre, Paget Road	67	The site to be allocated, but the site boundary has been redrawn to exclude the school playing fields. The site area has been reduced to 1.49ha and the potential residential capacity has increased to 67 to reflect achievable densities.
R17 (CC919)	Mount Pleasant House	50	The site to be allocated as defined in Issues and Options 2.
R18 (CC910)	21-29 Barton Road	0	This site has been removed because of conservation issues.
R19 (CC892)	64-68 Newmarket Road	0	This site will not be allocated because it is below 0.5ha and therefore too small to be allocated.
R20 (CC105)	Abbey Football Stadium	0	This site has been removed because of the failure to find an alternative location for this important facility.
M4	Police Station, Parkside	50	Originally consulted for mixed use (residential & hotel), but review, including consideration of the hotel study suggests a residential only allocation is more appropriate.
R22	Land north of Teversham Drift	351	New site – previously allocated through the Cambridge East AAP
R23	Land north of Coldhams Lane	57	New site – previously allocated through the Cambridge East

Local Plan Ref	Site Address	No. of dwelling/ha employment	Change since Issues and Options 2
			AAP
R24a (9.05 & 9.06)	Clay Farm, South of Long Road	2225	Local Plan 2006 Allocation to be carried forward
R24b(9.08)	Trumpington Meadows	598	Local Plan 2006 Allocation to be carried forward
R24c (9.13 & R15)	Glebe Farm 1	286	Local Plan 2006 Allocation to be carried forward
	Glebe Farm 2	35	Issues and Options 2 Site R15 is incorporated into R24c
R24d (9.12)	Bell School	347	Local Plan 2006 Allocation to be carried forward
R25 (9.03)	NIAB	1780	Local Plan 2006 Allocation to be carried forward
R26 (7.02)	Betjeman House	156	Local Plan 2006 Allocation to be carried forward
R27	Land North of Newmarket Road	0	Local Plan 2006 Allocation to be carried forward
Residential Moorings			
RM1	Fen Road	0.98ha	The site to be allocated as defined in Issues and Options 2
University			
U1	Old Press, Mill Lane	150dws/2ha	The site to be allocated as defined in Issues and Options 2.
U2	New Museums	1.97ha	The site to be allocated as defined in Issues and Options 2.
Mixed Use			
M1	379-381 Milton Road	95 dwellings/0.53ha employment	Originally consulted on 40 dwellings and 1.95ha employment but following consultation with inhouse Urban Design Team the residential element has been raised to 95 dwellings and 0.5ha employment to reflect achievable site densities.
M2 (CC913)	Clifton Road Industrial Estate	550/2ha B uses	Originally consulted on 100 dwellings on an employment led development but following representations received at Issues and Options stage and advice from urban design it is proposed to allocated for 555 dwellings with 2ha employment. Site area consulted on has increased to 9ha.
M3	Michael Young Centre	50/0.5ha B uses	The site to be allocated as defined in Issues and Options 2.

Local Plan Ref	Site Address	No. of dwelling/ha employment	Change since Issues and Options 2
M5 (CC872)	82 – 90 Hills Road and 57-63 Bateman Street	20 – residential over B uses	The site to be allocated as defined in Issues and Options 2, but with boundary redrawn to reflect current refurbishment at 90 Hills Road.
R6 (CC443)	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	75	The site to be allocated as defined in Issues and Options 2. Originally consulted on for residential, now mixed use, same numbers
R21	315-349 Mill Road	128	This site has been extended to include Brookfields Hospital site following representations received from the Brookfields site owners. The site area has increased to to 2.87ha, residential capacity has increased to 128 with 100sq.m employment floorspace.
M7 (7.06)	West Cambridge Site	66.9ha	Local Plan 2006 Allocation to be carried forward – Higher Education, Research, Sports, Shared facilities
M8 (9.07 & 9.11) NWAAP	North West Cambridge – University Site	91ha?	Local Plan 2006 Allocation to be carried forward – Outline PP
M9 (9.10)	Station Area	8.77ha	Local Plan 2006 Allocation to be carried forward – Mixed uses
M10 (9.02 & 9.09)	Addenbrookes	68.21	Local Plan 2006 Allocation to be carried forward – Mixed uses
Employment			
E1	Orwell House	0.99ha	This site has been removed, it lies within the Cambridge Northern Fringe. Specific sites in this area will be dealt with in the Cambridge Northern Fringe AAP
E2	St Johns Innovation Park	3.15ha	This site has been removed, it lies within the Cambridge Northern Fringe. Specific sites in this area will be dealt with in the Cambridge Northern Fringe AAP
E3	Merlin Place	0.59	This site has been removed, it lies within the Cambridge Northern Fringe. Specific sites

Local Plan Ref	Site Address	No. of dwelling/ha employment	Change since Issues and Options 2
			in this area will be dealt with in the Cambridge Northern Fringe AAP
E4	Church End Industrial Estate	5.77ha	The site to be allocated as defined in Issues and Options 2, but with boundary redrawn to remove a residential planning permission.
E5	1 and 7-11 Hills Road	1.4ha	The site to be allocated as defined in Issues and Options 2.

3. Site Options – (new sites/changes)

Site Information
Site reference number(s): R8 – (SHLAA Site – CC087 & CC081)
Site name/address: 149 Cherry Hinton Road
Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)
Map

Site description: The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works and telephone exchange to the rear of site). The surrounding area is predominantly residential.
Current use: Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).
Proposed use(s): Residential
Site size (ha): 0.76ha Assumed net developable area: 0.413ha
Assumed residential density: 75dph
Potential residential capacity: 33
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Unconfirmed
Landowner has agreed to promote site for development?: Landowner of the laundry site considers current use will continue for some time but site could come forward before the end of the plan period and residential is a use that would be considered. Landowner of the telephone exchange has confirmed interest in residential development after 2020 when the site will be redundant.

Site origin: SHLAA Call for Sites

Relevant planning history: None.

Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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).</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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).</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Green: Minor surface water issues that can be mitigated against through good design.</p>

Land Use / Green Belt		
Criteria	Performance	Comments
<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>R = Not on PDL A = Partially on PDL G = Entirely on PDL</p>	Green: 100% PDL
<p>Will the allocation lead to loss of land within the Green Belt?</p> <p><i>There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.</i></p>	<p>R = Site is in the Green Belt G = Site is not in the Green Belt</p>	Green: Not in Green Belt
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
<p>Would allocation impact upon a Site of Special Scientific Interest (SSSI)?</p> <p><i>The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.</i></p>	<p>R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts</p>	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage Assets		
Criteria	Performance	Comments
<p>Will allocation impact upon a Scheduled Ancient Monument (SAM)?</p> <p><i>Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on</i></p>	<p>R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM</p>	Green: Site is not on or adjacent to a SAM

<p>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>		
<p>Would development impact upon Listed Buildings?</p> <p>Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</p>	<p>R = Site contains, is adjacent to, or within the setting of such buildings with potential for Significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Part B: Deliverability and Viability Criteria</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Access to this site will be achievable with works to the adopted public highway.</p>

<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>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.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green. No.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development of the site</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Amber: Start of construction between 2017 and 2031</p>

<i>contribute to the Council's required land supply for housing/employment land etc.</i>		
Would development of the site require Significant new / upgraded utility infrastructure?	R = Yes, Significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, Significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient	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	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City..

Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation) <i>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.</i>	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: <ul style="list-style-type: none"> Existing infrastructure likely to be sufficient
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Level 2

Accessibility to existing centres and services

Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? <i>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</i>	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre

<p><i>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.</i></p>		
<p>How far is the site from the nearest District or Local centre?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m of both Cherry Hinton Road East and West local centre catchment areas.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Amber: Majority of site is just within 800m distance of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA</p>
<p>Would development lead to a loss of community facilities?</p>	<p>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</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ</p>

<p><i>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.</i></p>		
<p>How far is the nearest primary school?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX</p>
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
<p>Is the site defined as protected open space or have the potential to be protected</p>	<p>R = Yes G = No</p>	<p>Green: Site in not protected open space or has the potential to be protected</p>
<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space</p>	<p>R = No G = Yes</p>	<p><i>The site owner must provide details of how this can be achieved</i></p>
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to</p>	<p><i>Green: No obvious constraints that prevent the site providing minimum on-site provision.</i></p>

	deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>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.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of Coleridge Community College Playing Fields</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>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.</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: site is within 400m of Coleridge Recreation Ground</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: site is within 400m of Coleridge Recreation Ground</p>

<p><i>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.</i></p> <p><i>The assessment should also give consideration as to whether the size of the site and scale of development</i></p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>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</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: While the site is in light industrial use it is not identified in the Employment Land Review and given the residential nature of the area the redevelopment of the site for residential may be more appropriate.</p>

<p>protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</p>		
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site is in LSOA Coleridge 7966: 11</p>
Sustainable Transport		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>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'.</i></p>	<p>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</p>	<p>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.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Amber: Site is within 800m of the existing train station.</p>

<p><i>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.</i></p>		
<p>What type of cycle routes are accessible near to the site? <i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Medium quality off-road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on Coleridge Rd for route to station</p>
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Green: Site is not in an Air Quality Management Area (AQMA), nor near M11 or A14.</p>

<p>the local authority's air quality action plan. There is currently one AQMA within Cambridge.</p> <p>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.</p>		
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p>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.</p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	<p>Green: Minimal, no impact, reduced impact.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p>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.</p> <p>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.</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Amber: The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.</p>
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or</p>	<p>Green: No adverse effects or capable of full mitigation</p>

	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
<p>Is there possible contamination on the site?</p> <p><i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i></p>	R = All or a Significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Site could have contamination issues (occupied by laundry, previously animal byproducts and adjacent to builder yards).
Protecting Groundwater		
Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>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.</i></p>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens</i></p>	R = Site contains, is adjacent to, or within the setting of such areas with potential for Significant negative impacts	Amber: Yes. The development of the site would not affect a Historic Park and Garden providing

<p><i>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.</i></p>	<p>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</p>	<p>build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>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.</i></p>	<p>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</p>	<p>Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon buildings of local interest</p> <p><i>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:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear</i> 	<p>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</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.</p>

<p><i>public benefits arising from redevelopment.</i></p> <p><i>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.</i></p>		
<p>Would development impact upon archaeology?</p>	<p>A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Green: It is not anticipated that Significant archaeological remains would survive in this area.</p>
<p>Biodiversity and Green Infrastructure</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>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.</i></p>	<p>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</p>	<p>Green: The site is not of Local Nature Conservation Importance.</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>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</i></p>	<p>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</p>	<p>Amber: No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>

<p><i>infrastructure delivery.</i></p>		
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><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.</i></p> <p><i>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></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation</p> <p>A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.</p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>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</i></p>	<p>R = Development likely to have a Significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>

<i>amenity value of the trees.</i>		
Any other information not captured above?		
No known local car parking issues. Site not in Controlled Parking Zone (CPZ).		
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> • Close to Cherry Hinton Road West and East Local Centres and facilities • Close to railway station and good public transport links to city centre and other areas • Close to Morley Memorial Primary School and Coleridge Community School • Close to outdoor sports facilities, play space and accessible natural greenspace • Less than 1Km from an employment centre • Loss of local laundry service • Concerns about noise and potential contamination
Overall Conclusion	<p>R = Site with no Significant development potential (Significant constraints and adverse impacts)</p> <p>A = Site with development potential (some constraints or adverse impacts)</p> <p>G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Close to Cherry Hinton Road West and East Local Centres and facilities • Close to railway station and good public transport links to city centre and other areas • Close to Morley Memorial Primary School and Coleridge Community School • Close to outdoor sports facilities, play space and accessible natural greenspace • Less than 1Km from an employment centre • Existing infrastructure likely to be sufficient

		<p>Cons:</p> <ul style="list-style-type: none"> • Loss of local laundry service • Concerns about noise and potential contamination
Viability feedback (from consultants)	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking</p>
Landowner comments	<p>R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period</p>	<p>Green: Supported through SHLAA</p>
Issues and Options 2 representations	<p>R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 9; object 5; support 3; comment 1. Key issues are:</p> <ol style="list-style-type: none"> i. Loss of existing/mixed use <ol style="list-style-type: none"> a. The assessment concludes the loss of a small amount industrial land to housing is acceptable; the laundry provides a citywide service and does not depend on meeting an immediate local catchment ii. Development in keeping with the character of the area and retention of trees <ol style="list-style-type: none"> a. This can be addressed through planning and design are trees protected ii. Ensuring satisfactory access and parking <ol style="list-style-type: none"> a. The County Council raises no highway objections and says access to Cherry Hinton Road should be achievable <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>

**Conclusions for
Submission Local Plan**

This site has been extended to include the telephone exchange on Coleridge Road (SHLAA site CC081). The telephone exchange site is too small to allocate on its own and as it shares a boundary with 149 Cherry Hinton Road it make sense to allocate them together. The site area has increased to 0.76ha and its potential residential capacity has increased from 17 to 33 dwellings.

Cambridge City Sites Assessment Pro forma

Site Information	
Site reference number(s): R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)	
Site name/address: Ridgeons, 75 Cromwell Road	
Functional area (taken from SA Scoping Report): East Cambridge (Romsey)	
Map	
Site description: Large broadly wedge shaped industrial area, currently in use by Ridgeons, that forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located in-between the Cambridge – Kings Lynn railway line to the west and Cromwell Road to the east.	
Current use: Builders and timber merchants (commercial storage buildings with open storage)	
Proposed use(s): 120 units - assess with allocation 5.14	
Site size (ha): 3.27ha	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 120	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes, put forward by landowner.	
Site origin: SHLAA Call for Sites	
Relevant planning history: None.	

Level 1		
Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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).</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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).</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Green: Minor surface water issues that can be mitigated against through good design.</p>
Land Use / Green Belt		
Criteria	Performance	Comments

<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>R = Not on PDL A = Partially on PDL G = Entirely on PDL</p>	<p>Green: 100% PDL</p>
<p>Will the allocation lead to loss of land within the Green Belt?</p> <p><i>There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.</i></p>	<p>R = Site is in the Green Belt G = Site is not in the Green Belt</p>	<p>Green: Site is not in the Green Belt.</p>
<p>Impact on national Nature Conservation Designations</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would allocation impact upon a Site of Special Scientific Interest (SSSI)?</p> <p><i>The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.</i></p>	<p>R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts</p>	<p>Green: Site is not near to an SSSI with no or negligible impacts</p>
<p>Impact on National Heritage Assets</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Will allocation impact upon a Scheduled Ancient Monument (SAM)?</p> <p><i>Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMs, taking account of the proposed development use and</i></p>	<p>R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM</p>	<p>Green: Site is not on or adjacent to a SAM</p>

<p><i>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.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such buildings with potential for Significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings.</p>
<p>Part B: Deliverability and Viability Criteria</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area..</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Access to the site will be achievable with works to the adopted public Highway.</p>

<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>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.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and will not prejudice development of any strategic sites</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development of the site</p>

<i>use agreements, owner agreement or developer agreement.</i>		
Timeframe for bringing the site forward for development? <i>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.</i>	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031
Would development of the site require Significant new / upgraded utility infrastructure?	R = Yes, Significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, Significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient	Green: No, existing infrastructure likely to be sufficient
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Primary amber; secondary ramber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation) <i>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.</i>	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

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
<p>How far is the site from edge of defined Cambridge City Centre?</p> <p><i>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.</i></p>	<p>>800m A = 400-800m G = <400m</p>	<p>Red: Less than half of the site is within 800m from the edge of the City Centre with the remainder beyond 800m</p>
<p>How far is the site from the nearest District or Local centre?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m of Fairfax Road local centre catchment area.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Amber: Site is within 800m of York Street Medical Practice, 146-148 York Street, CB1 2PY and The Surgery, 279/281 Mill Road, CB1 3DG</p>
<p>Would development lead to a</p>	<p>R = Allocation would lead to</p>	<p>Green: Development would</p>

loss of community facilities?	loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? <i>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.</i>	R = >3km A = 1-3km G = <1km or non-housing allocation	Amber: Site within 3km of 6 secondary schools
How far is the nearest primary school? <i>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.</i>	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is within 800m of St Philip's Primary School and St Matthew's Primary School
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or	Green: No obvious constraints that prevent the site providing minimum on-site provision.

<p>quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>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.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Majority of site is within 1km of Coleridge Community College Playing Fields, Coleridge Recreation Ground, Romsey Recreation Ground.</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>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</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Site is within 400m of Ainsworth Street Play Area, Hampden Gardens, Romsey Recreation Ground and Coldhams Common teenage play space.</p>

<p><i>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</i></p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>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</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: Site is within 400m of Romsey Recreation ground, Coldhams Common and Mill Road Cemetery.</p>
<p>Supporting Economic Growth</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>How far is the nearest main employment centre?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment</p>	<p>R = Significant loss of employment land and job opportunities not mitigated by</p>	<p>Green: No loss of employment land</p>

<p>Land Review? <i>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.</i> <i>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.</i></p>	<p>alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	
<p>Would allocation result in development in deprived areas of Cambridge? <i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in Romsey LSOA 7997: 17.43 (within 40% most deprived LSOA)</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site? <i>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</i></p>	<p>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</p>	<p>Amber: Not accessible to a HQPT as defined. Small area is within 400m of other bus services that link the site to the City Centre and other areas.</p>

<p>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'.</p>		
<p>How far is the site from an existing or proposed train station?</p> <p><i>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.</i></p>	<p>>800m A = 400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station.</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Green: Any development here must safeguard land for the Chisholm Trail.</p>
<p>Air Quality, pollution, contamination and noise</p>		

Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>Within or adjacent to an AQMA, M11 or A14</p> <p>A =<1000m of an AQMA, M11 or A14</p> <p>G =>1000m of an AQMA, M11, or A14</p>	<p>Red: Adjacent to AQMA will require Air Quality assessment could benefit from full EIA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>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.</i></p>	<p>R = Significant adverse impact</p> <p>A =Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>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.</i></p> <p><i>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</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation</p> <p>A =Adverse impacts capable of adequate mitigation</p> <p>G = No adverse effects or capable of full mitigation</p>	<p>Amber: Adjacent to main railway line. Noise and vibration issues for such a location as 24 hour line usage.</p> <p>Noise and vibration assessment and mitigation required.</p>

<i>necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.</i>		
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Adverse impacts capable of adequate mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</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 history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, light industry - May not be suitable for houses with gardens - Developable but will require full condition.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? <i>Groundwater sources (e.g. wells, boreholes and springs)</i>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

<p>are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</p>		
<p>Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)</p>		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>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.</i></p>	<p>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</p>	<p>Amber: The development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>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.</i></p>	<p>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</p>	<p>Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate</p>

<p>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:</p> <ul style="list-style-type: none"> - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. <p>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.</p>	<p>G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>surrounding area.</p>
<p>Would development impact upon archaeology?</p>	<p>A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: NGR: 546280 257020. P=Uncertain land status, possibly truncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman pottery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife</i></p>	<p>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</p>	<p>Green. The site is not of Local Nature Conservation Importance.</p>

<p><i>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.</i></p>	<p>be developed as greenspace</p>	
<p>Does the site offer opportunity for green infrastructure delivery? <i>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.</i></p>	<p>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</p>	<p>Amber. No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>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,</i></p>	<p>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</p>	<p>Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.</p>

<p><i>suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>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.</i></p>	<p>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</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p>Any other information not captured above?</p>		
<p>Parking issues in the area, likely as a result of the nearby rail station. Part of northern tip of site in CPZ.</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> • Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance • Site is close to sports facilities, play areas and accessible natural greenspace • Site access is achievable and existing infrastructure is likely to be sufficient • Good public transport and cycling links • Adjacent to AQMA • Potential contamination from several former uses. Will require mitigation.

		<ul style="list-style-type: none"> • There are noise and vibration issues due to the proximity of the site to the railway line • Mitigation for education required by expansion of existing capacity in south of the city
Overall Conclusion	<p>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)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance • Site is close to sports facilities, play areas and accessible natural greenspace • Site access is achievable and existing infrastructure is likely to be sufficient • Good public transport and cycling links <p>Cons:</p> <ul style="list-style-type: none"> • Likely to be contaminated land • Adjacent to AQMA • There are noise and vibration issues due to the proximity of the site to the railway line • Mitigation for education required by expansion of existing capacity in south of the city
Viability feedback (from consultants)	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.</p>
Landowner comments	<p>R = Site unlikely to be available A = No immediate plans to</p>	<p>Green:</p> <ul style="list-style-type: none"> • Company intends to vacate site and supports

	<p>release site G = Site likely to be available in plan period</p>	<p>development for residential purposes before 2031</p>
<p>Issues and Options 2 representations</p>	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 32; object 16; support 4; comment 12. The proposal elicited a Significant number of objection and comments Key issues are:</p> <ul style="list-style-type: none"> . Loss of existing business/use <ul style="list-style-type: none"> a. The business has approached the Council and informed it that the business intends to relocate to an alternative site. This site is capable of making a Significant contribution to meeting residential need. . The form housing should take <ul style="list-style-type: none"> a. This can be addressed through planning and design . The quality of the development and its impact on the area <ul style="list-style-type: none"> a. This can be addressed through planning and design iv. The adequacy of local services and facilities <ul style="list-style-type: none"> a. There are facilities nearby, but education is an issue . Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access should be achievable from Cromwell Road <p>The consultation has raised the issues of the retention of the business use that was not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site boundary has changed because of a drafting error in the Issues and Options 2 document, the site area stays the same. Following consultation with the Urban Design Team the capacity of the site has been increased from 120 dwellings to 245 dwellings to reflect achievable site densities.</p>	

Cambridge City Sites Assessment Pro forma

Site Information	
Site reference number(s): R22	
Site name/address: Land north of Teversham Drift	
Functional area (taken from SA Scoping Report):	
Map	
<p>Site description: Open agricultural land to the southeast of Cambridge Airport and north of Teversham Drift</p>	
<p>Current use: Agriculture</p>	
<p>Proposed use(s): Residential</p>	
<p>Site size (ha): 12.46ha (8.79 ha within city boundary) (3.67ha within SCDC boundary)</p>	
<p>Assumed net developable area: -</p>	
<p>Assumed residential density: 40dph</p>	
<p>Potential residential capacity: 498 (351 in Cambridge City)(147 in SCDC)</p>	
<p>Existing Gross Floorspace: -</p>	
<p>Proposed Gross Floorspace: -</p>	
<p>Site owner/promoter: Known</p>	
<p>Landowner has agreed to promote site for development?: Yes</p>	
<p>Site origin: East Area Action Plan</p>	
<p>Relevant planning history: Allocated through the Cambridge East AAP</p>	

Level 1		
Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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).</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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).</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Amber: Some risk of surface water flooding in NW corner of the site which could affect site density.</p>
Land Use / Green Belt		
Criteria	Performance	Comments
<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>Not on PDL A = Partially on PDL G = Entirely on PDL</p>	<p>Red: Not on PDL</p>
<p>Will the allocation lead to</p>	<p>R = Site is in the Green Belt</p>	<p>Green: Site is not in the</p>

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

<p>from the listed building, the proposed use, and the possibility of mitigation.</p>	<p>of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area..</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (Any Structure greater than 10m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p>
<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Without any proper information and analysis of the local area that is generally provided in the TA, we cannot be any more detailed at this stage.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p>

		S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	Green: Whilst the site is part of a larger site it is capable of development without prejudice to the potential of the overall site.
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	Green: No known legal issues/covenants that could constrain development of the site
<p>Timeframe for bringing the site forward for development?</p> <p><i>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.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	Amber: Start of construction between 2017 and 2031
<p>Would development of the site require Significant new / upgraded utility infrastructure?</p>	<p>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</p>	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
<p>Is the site in the vicinity of an</p>	<p>G = Yes</p>	Amber: No

existing or proposed district heating network/community energy networks?	A = No	
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	<p>Amber. School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>Possible mitigations: Primary: This level of development would require an additional 1 form of entry of provision. Secondary: Expansion of Netherhall and other City secondary schools limited by site constraints.</p> <p>Regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City.</p>

Level 1 Conclusion

<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>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.</i></p>	<p>RR = Very Significant constraints or adverse impacts</p> <p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p> <p>GG = None or negligible constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> • Minor constraints could be mitigated • Development has potential to trigger need for 1 form of entry of primary provision
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Level 2

Accessibility to existing centres and services

Criteria	Performance	Comments
<p>How far is the site from edge of defined Cambridge City Centre?</p> <p><i>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,</i></p>	<p>>800m</p> <p>A = 400-800m</p> <p>G = <400m</p>	<p>Red: Site is more than 800m from the City Centre.</p>

<p>where the majority of services are located, are expected to score more highly in sustainability terms.</p>		
<p>How far is the site from the nearest District or Local centre?</p> <p><i>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.</i></p>	<p>>800m A = 400-800m G = <400m</p>	<p>Red: Site is more than 800m from the nearest District or Local centre.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>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.</i></p>	<p>>800m A = 400-800m G = <400m</p>	<p>Red: Approx. 80% of site is more than 800m from the nearest health centre or GP service.</p>
<p>Would development lead to a loss of community facilities?</p>	<p>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</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Amber: Site is between 1 and 3km from Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall School</p>
<p>How far is the nearest primary school?</p>	<p>>800m A = 400-800m G = <400m or non-housing</p>	<p>Red: Approx. 10% of site is within 800m from Teversham Primary</p>

<p><i>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.</i></p>	<p>allocation</p>	<p>School.</p>
<p>Accessibility to outdoor facilities and green spaces</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site defined as protected open space or have the potential to be protected</p>	<p>R = Yes G = No</p>	<p>Green: Site in not protected open space or has the potential to be protected</p>
<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space</p>	<p>R = No G = Yes</p>	<p><i>The site owner must provide details of how this can be achieved</i></p>
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision.</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>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.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of nearest outdoor sports facilities.</p>

<p>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.</p>		
<p>How far is the nearest play space for children and teenagers?</p> <p><i>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</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Half of site is within 400m of children's / teenager's play space with the remainder within approx. 600m.</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>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</i></p>	<p>>400m G = <400m; or allocation is not housing or employment</p>	<p>Red: Site is beyond 400m of the nearest accessible natural greenspace of 2ha</p>
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential</p>	<p>Green: Site is less than 1km from an employment centre.</p>

<p><i>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.</i></p>	<p>use</p>	
<p>Would development result in the loss of employment land identified in the Employment Land Review? <i>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.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: No loss of employment land</p>
<p>Would allocation result in development in deprived areas of Cambridge? <i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site is adjacent to LSOA Abbey 7947: 23.64 (within 40% most deprived LSOA)</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site? <i>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</i></p>	<p>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</p>	<p>Green: Two thirds of site is accessible to HQPT as defined.</p>

<p><i>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.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>		
<p>How far is the site from an existing or proposed train station?</p> <p><i>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.</i></p>	<p>>800m A = 400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station.</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Narrow cycle lanes on Cherry Hinton High Street</p>

Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	Green: More than 1000m from an AQMA
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>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.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	Amber: Adverse impact
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>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.</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	Amber: Site near Cambridge Airport – noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Cherry Hinton Road will require assessment prior to determination. Mitigation measures including detailed design of development necessary.
<p>Are there potential light</p>	<p>R = Significant adverse</p>	Green: No adverse effects or

pollution problems if the site is developed, as a receptor or generator?	impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	capable of full mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</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 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: The site has a history of agricultural uses. Further contamination assessment is required.

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? <i>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.</i>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

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

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

<p>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.</p>	<p>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</p>	
<p>Would development impact upon a Conservation Area?</p> <p><i>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.</i></p>	<p>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</p>	<p>Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>
<p>Would development impact upon buildings of local interest</p> <p><i>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:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>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.</i></p>	<p>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</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: A late Saxon settlement and cemetery are known to the west. There is also evidence for Roman and medieval activity in the</p>

		vicinity. Evaluation would be recommended to support any development proposals for this site.
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>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.</i></p>	<p>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</p>	<p>Amber: Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into a development given sufficient buffer to the built environment.</p>
<p>Does the site offer opportunity for green infrastructure delivery? <i>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.</i></p>	<p>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</p>	<p>Amber. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species. Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the Hedgerow City Wildlife Site.</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><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,</i></p>	<p>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</p>	<p>Green: Potential to retain existing habitat features and enhance current arable fields.</p>

<p><i>linked to national and local targets.</i> <i>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></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>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.</i></p>	<p>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</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p>Any other information not captured above?</p>		
<p></p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber: Some constraints or adverse impacts</p> <ul style="list-style-type: none"> • More than 800m from Primary school • Accessible to HQPT • Airport noise issues require mitigation • Site contains County Wildlife Site
<p>Overall Conclusion</p>	<p>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</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Site was allocated for residential development through the Cambridge East AAP

	impacts)	<ul style="list-style-type: none"> • Adjacent to an existing residential community • Close to childrens play space <p>Cons:</p> <ul style="list-style-type: none"> • Upgrade to education infrastructure required • Airport noise issues require mitigation • Site contains County Wildlife Site • More than 800m from Primary school
Viability feedback (from consultants)	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	Green: Site not assessed, assume as for GB3. The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	<p>R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation</p>	Green: Not consulted on, in AAP
Conclusions for Submission Local Plan	New site – previously allocated through the Cambridge East AAP	

Cambridge City Sites Assessment Pro forma

Site Information	
Site reference number(s): R23	
Site name/address: Land north of Coldhams Lane	
Functional area (taken from SA Scoping Report):	
Map	
Site description: Greenfield	
Current use: Agriculture	
Proposed use(s): Residential	
Site size (ha): 1.26ha	
Assumed net developable area: -	
Assumed residential density: 45dph	
Potential residential capacity: 57	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: Cambridge East Area Action Plan	
Relevant planning history: Allocated for residential development in the Cambridge East Area Action Plan	

Level 1		
Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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).</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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).</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Green. Minor surface water issues that can be mitigated against through good design.</p>
Land Use / Green Belt		
Criteria	Performance	Comments
<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>Not on PDL A = Partially on PDL G = Entirely on PDL</p>	<p>Red: Not on PDL</p>
<p>Will the allocation lead to</p>	<p>Site is in the Green Belt</p>	<p>Red: Site is in the Green Belt.</p>

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

<p>from the listed building, the proposed use, and the possibility of mitigation.</p>	<p>of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area..</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (Any Structure)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Yes, with mitigation</p>
<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Without any proper information and analysis of the local area that is generally provided in the TA, we cannot be any more detailed at this stage.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p>

		S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	Green: Site is not part of a larger site and will not prejudice development of any strategic sites
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	Green: No known legal issues/covenants that could constrain development of the site
<p>Timeframe for bringing the site forward for development?</p> <p><i>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.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	Amber: Start of construction between 2017 and 2031
<p>Would development of the site require Significant new / upgraded utility infrastructure?</p>	<p>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</p>	Amber: Yes, upgrades likely to be required, constraints capable of appropriate mitigation
<p>Is the site in the vicinity of an</p>	<p>G = Yes</p>	Amber: No

existing or proposed district heating network/community energy networks?	A = 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	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary probably not needed.

Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation) <i>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.</i>	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. Entire site in Airport Safeguarding Zone (any structures)
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Level 2

Accessibility to existing centres and services

Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? <i>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.</i>	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the City Centre.
How far is the site from the nearest District or Local centre? <i>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</i>	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the nearest District or Local centre.

<p>and to determine the appropriate density of development of a site.</p>		
<p>How far is the nearest health centre or GP service?</p> <p><i>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.</i></p>	<p>>800m A = 400-800m G = <400m</p>	<p>Red: Site is more than 800m from the nearest health centre or GP service.</p>
<p>Would development lead to a loss of community facilities?</p>	<p>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</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Site is within 1km of St Bede's Inter-Church Comprehensive School.</p>
<p>How far is the nearest primary school?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Amber: Site is within 800m of Spinney Primary School</p>
<p>Accessibility to outdoor facilities and green spaces</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site defined as protected open space or</p>	<p>R = Yes G = No</p>	<p>Green: Site in not protected open space or has the</p>

have the potential to be protected		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	<i>The site owner must provide details of how this can be achieved</i>
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? <i>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.</i>	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of nearest outdoor sports facilities.
How far is the nearest play space for children and teenagers? <i>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</i>	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of a children's / teenager's play space

<p>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</p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>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.</i></p> <p><i>The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: Site is within 400m of landfill sites along Norman Way.</p>
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative</p>	<p>Green: No loss of employment land</p>

<p>sites from competition from other higher value uses, particularly housing.</p> <p>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.</p>	<p>allocation in the area (< 50%).</p> <p>G = No loss of employment land / allocation is for employment development</p>	
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p> <p>G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site is adjacent to LSOA Abbey 7947: 23.64 (within 40% most deprived LSOA)</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>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'.</i></p>	<p>Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A =service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Red: Service does not meet the requirements of a high quality public transport (HQPT)</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which</i></p>	<p>>800m</p> <p>A =400 - 800m</p> <p>G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station.</p>

<p>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.</p>		
<p>What type of cycle routes are accessible near to the site?</p> <p><i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Poor link to the sub-standard off-road provision at the eastern end of the Tins, although this has been proposed for improvement by the County Council. There is no provision along Coldham's Lane, connecting to retail and other facilities (ie. Supermarket and Swimming pool) to the north and east.</p>
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Green: More than 1000m from an AQMA</p>

causing poor air quality, will provide an indication of the sustainability of the site.		
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>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.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	Amber: Adverse impact
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	Amber: Site close to Cambridge Airport – noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldhams Lane will require assessment prior to determination. Mitigation measures including detailed design of development necessary.
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	Green: No adverse effects or capable of full mitigation
<p>Are there potential odour problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	Green: No adverse effects or capable of full mitigation
<p>Is there possible contamination on the site?</p> <p><i>Contaminated land is a material planning consideration, and Land Use History Reports are</i></p>	<p>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</p>	Amber: The site is adjacent to Marshalls and opposite the former Coldhams Lane landfills. Further contamination assessment will be required.

<p>available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</p>	<p>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</p>	
Protecting Groundwater		
Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>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.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	<p>Green: Not within SPZ1</p>
Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>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.</i></p>	<p>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</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of</i></p>	<p>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</p>	<p>Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>

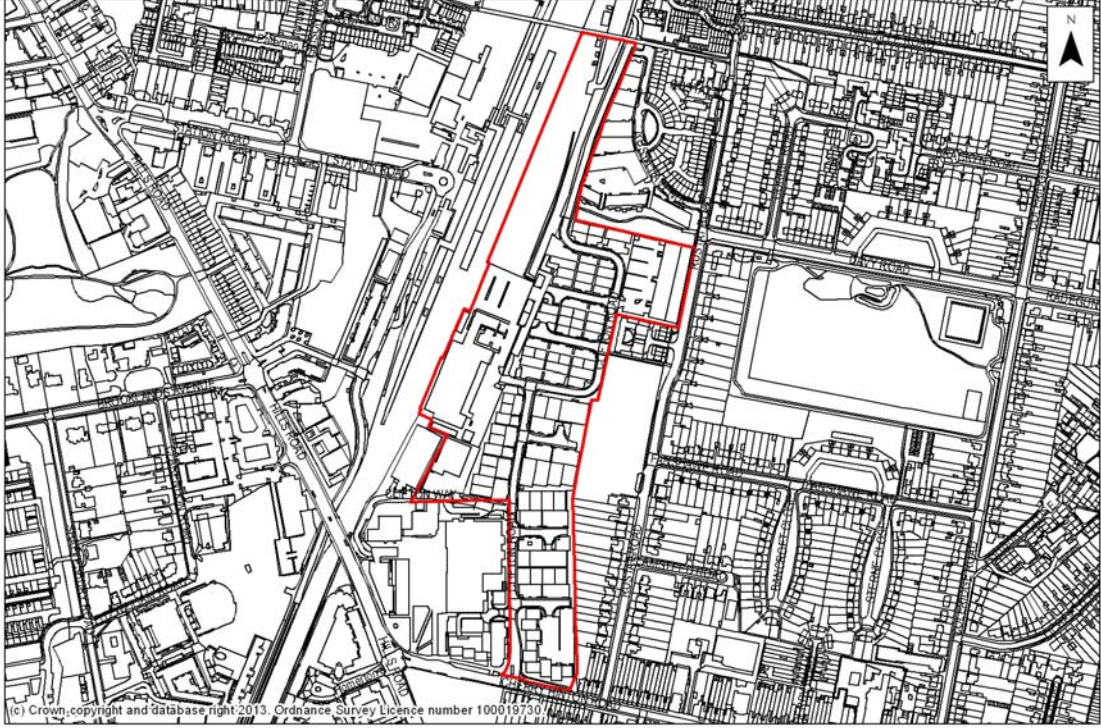
<p>special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</p>	<p>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</p>	
<p>Would development impact upon buildings of local interest <i>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:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>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.</i></p>	<p>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</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: The site has been subject to an archaeological evaluation, the results of which indicate that Significant assets relating to Roman and Saxon survive in the area, including evidence for burials. A condition would be required to secure mitigation of the impact of development.</p>
Biodiversity and Green Infrastructure		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) <i>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</i></p>	<p>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</p>	<p>Amber: Site does not contain a locally designated Wildlife Site. Site is opposite the Coldham's Lane Old Landfill Pit City Wildlife Site and has the potential to link habitat features to this site and the wider arable farmland.</p>

<p><i>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.</i></p>		
<p>Does the site offer opportunity for green infrastructure delivery? <i>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.</i></p>	<p>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</p>	<p>Green: Site is opposite the Coldham's Lane Old Landfill Pit City Wildlife Site and has the potential to link habitat features to this site and the wider arable farmland. The existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species. Opportunity to increase biodiversity within any new natural open space</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><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></p>	<p>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</p>	<p>Green: Development could have a positive impact by enhancing existing features and adding new features or network links</p>
<p>Are there trees on site or immediately adjacent protected by a Tree</p>	<p>R = Development likely to have a Significant adverse impact on the protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>

<p>Preservation Order (TPO)? <i>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.</i></p>	<p>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</p>	
Any other information not captured above?		
Level 2 Conclusion		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Site is more than 800m from City Centre, District Centre, GP and Train Station • Close to schools • Airport noise issues
<p>Overall Conclusion</p>	<p>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)</p>	<p>Amber</p> <p>Pros:</p> <ul style="list-style-type: none"> • Allocated for residential through the Cambridge East AAP • Accessible to schools • Limited visual impact if well landscaped • Ability to integrate with existing communities <p>Cons:</p> <ul style="list-style-type: none"> • Entire site in airport safeguarding zone (any structures). Will require careful design and layout • Noise issues from adjacent airport require mitigation
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Green: Site not assessed, assume as for GB3. The viability study shows that the site has strong viability across base and high value</p>

		scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period	Amber: no comment
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Not consulted on, in AAP
Conclusions for Submission Local Plan	New site – previously allocated through the Cambridge East AAP	

Cambridge City Sites Assessment Pro Forma

Site Information
Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)
Site name/address: Clifton Road Industrial Estate, Clifton Court
Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)
Map

Site description: This is a large industrial estate located either side of Clifton Road (north of the junction between Hills Road and Cherry Hinton Road). The site is mostly in industrial use, but also has some office type uses. Royal Mail, who have indicated they may move, is a notable business located here. The site shares a border with the Cambridge Leisure Park to the south. The site forms part of an opportunity area for redevelopment in the Cambridge Plan Towards 2031 – Issues and Options Report.
Current use (s): Industrial Estate
Proposed use(s): Mixed Use Quarter, 5.5ha residential with 2 ha employment and leisure related
Site size (ha): 9.43ha
Assumed net developable area:-
Assumed residential density:- 100dph
Potential residential capacity: 555
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Owner known.
Landowner has agreed to promote site for development? Sorting office part of the site – unknown. Rest of site - Landowner put forward as mixed use (employment + residential) in call for additional sites.
Site origin: SHLAA Call for Sites
Relevant planning history: Is a protected industrial site.

Level 1		
Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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).</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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).</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Green: Minor to moderate amount of surface water flooding. Careful mitigation required which could impact on achievable site layout</p>
Land Use / Green Belt		
Criteria	Performance	Comments

<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>R = Not on PDL A = Partially on PDL G = Entirely on PDL</p>	<p>Green: 100% PDL</p>
<p>Will the allocation lead to loss of land within the Green Belt?</p> <p><i>There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.</i></p>	<p>R = Site is in the Green Belt G = Site is not in the Green Belt</p>	<p>Green: Not in Green Belt</p>
<p>Impact on national Nature Conservation Designations</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would allocation impact upon a Site of Special Scientific Interest (SSSI)?</p> <p><i>The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.</i></p>	<p>R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts</p>	<p>Green: Site is not near to an SSSI with no or negligible impacts</p>
<p>Impact on National Heritage Assets</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Will allocation impact upon a Scheduled Ancient Monument (SAM)?</p> <p><i>Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMs, taking account of the proposed development use and</i></p>	<p>R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM</p>	<p>Green: Site is not on or adjacent to a SAM</p>

<p><i>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.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such buildings with potential for Significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: The development of the site would not involve demolition of a listed building nor affect the setting of a listed building providing build height does not exceed the immediate surrounding area.</p>
<p>Part B: Deliverability and Viability Criteria</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>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.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Green: Access to the site is already adopted public highway and the site will require no stopping up of existing adopted public Highway.</p>

<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>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.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: No. The site forms part of an opportunity area for redevelopment in the Cambridge Plan Towards 2031 – Issues and Options Report however the site's development would not prejudice development of any strategic sites.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the</p>	<p>R = Beyond 2031 (beyond</p>	<p>Amber: Start of construction</p>

<p>site forward for development?</p> <p><i>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.</i></p>	<p>plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>between 2017 and 2031</p>
<p>Would development of the site require Significant new / upgraded utility infrastructure?</p>	<p>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</p>	<p>Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>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</p>	<p>Amber: School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>Mitigation: Expansion of capacity at Ridgefield or other primary schools in the south of Cambridge. Mitigation: Expansion of Coleridge and other City secondary schools limited by site constraints.</p> <p>Regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City</p>
<p>Level 1 Conclusion</p>		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in</i></p>	<p>RR = Very Significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> Education capacity will need to be mitigated

<i>line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	
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Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
<p>How far is the site from edge of defined Cambridge City Centre?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Red: Site is more than 800m from the edge of the City Centre</p>
<p>How far is the site from the nearest District or Local centre?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>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</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>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</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>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</p>

<p>site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</p>		
<p>Would development lead to a loss of community facilities?</p>	<p>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</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Approximately 85% of site within 1km of Coleridge Community College, Radekund Road, CB1 3RJ</p>
<p>How far is the nearest primary school?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Majority of site is within 400m of Morley Memorial Primary School</p>
<p>Accessibility to outdoor facilities and green spaces</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site defined as protected open space or have the potential to be protected</p>	<p>R = Yes G = No</p>	<p>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)</p>
<p>If the site is protected open space can the open space be</p>	<p>R = No G = Yes</p>	<p><i>The site owner must provide details of how this can be</i></p>

replaced according to CLP Local Plan policy 4/2 Protection of Open Space		<i>achieved</i>
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?	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<i>Green: No obvious constraints that prevent the site providing minimum on-site provision.</i>
How far is the nearest outdoor sports facilities? <i>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.</i>	<p>R = >3km</p> <p>A = 1 - 3km</p> <p>G = <1km; or allocation is not housing</p>	Green: Site is within 400m of Coleridge Recreation Ground.
How far is the nearest play space for children and teenagers? <i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance</i>	<p>A = >400m from children and teenager's play space</p> <p>G = <400m; or allocation is not housing</p>	Green: Site is within 400m of Coleridge Recreation Ground.

<p><i>of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.</i></p> <p><i>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 .</i></p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>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.</i></p> <p><i>The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: Site is within 400m of Coleridge Recreation Ground.</p>
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>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</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>

<p>and the main employment centre to provide an indication of the sustainability of the site.</p>		
<p>Would development result in the loss of employment land identified in the Employment Land Review? <i>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.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Amber: It is proposed to allocate the site for mixed use development, including employment.</p>
<p>Would allocation result in development in deprived areas of Cambridge? <i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site in Coleridge LSOA 7966: 11.03</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site? <i>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</i></p>	<p>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</p>	<p>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.</p>

<p><i>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.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>		
<p>How far is the site from an existing or proposed train station?</p> <p><i>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.</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Green: Approximately 70% of site is within 400m of an existing train station with the remainder within 400 and 800m</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds,</p>	<p>Green: Although on road links to the site can be difficult at peak hours due to parked cars and narrow road space and the junction at Hills Road does not have provision for cyclists.</p>

	high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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.</i></p>	<p>Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	<p>Red: Adjacent to an AQMA, will require Air Quality assessment could benefit from full EIA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>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.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>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</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>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.</p>

available, and will also depend on the proposed development use.		
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Adverse impacts capable of adequate mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Adverse impacts capable of adequate mitigation
Is there possible contamination on the site? <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</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 history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, light industry. May not be suitable for houses with gardens. Developable but will require full condition.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? <i>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.</i>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)		
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Amber: Yes, the

<p>a historic park/garden?</p> <p><i>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.</i></p>	<p>to, or within the setting of such areas with potential for Significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>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.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for Significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon buildings of local interest</p> <p><i>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:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>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.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.</p>

<p>Would development impact upon archaeology?</p>	<p>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</p>	<p>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.</p>
<p>Biodiversity and Green Infrastructure</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>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.</i></p>	<p>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</p>	<p>Green: The site is not of Local Nature Conservation Importance.</p>
<p>Does the site offer opportunity for green infrastructure delivery? <i>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.</i></p>	<p>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</p>	<p>Amber: No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an</i></p>	<p>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</p>	<p>Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.</p>


<p><i>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.</i></p> <p><i>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></p>	<p>a positive impact by enhancing existing features and adding new features or network links</p>	
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>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.</i></p>	<p>R = Development likely to have a Significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There are some Tree Preservation Orders along the eastern edge of the site.</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • 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.

		<p>Detailed design and acoustic report and mitigation needed</p> <ul style="list-style-type: none"> • 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
<p>Overall Conclusion</p>	<p>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)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Potential for site to form part of a high quality residential led development including offices, supporting a vibrant new employment centre, around the railway station • 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 <p>Cons:</p> <ul style="list-style-type: none"> • 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

		<ul style="list-style-type: none"> Education capacity requires mitigation
Viability feedback (from consultants)	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall, however needs more detailed viability assessment for increased residential capacity</p>
Landowner comments	<p>R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period</p>	<p>Amber:</p> <ul style="list-style-type: none"> Royal Mail objects to the current allocation. No objection to identification of the site as part of proposed redevelopment provided the Mail centre is located elsewhere with costs met from the disposal of the site. Turnstone Estates has no objection to the allocation, but development should support Cambridge Leisure Park. City Council supports in principle potential mixed use development. Remove designation as protected industrial site from Clifton Road industrial estate – opportunity for City centre mixed use residential and commercial development. (Confirm USS owned)
Issues and Options 2 representations	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 14; object 5; support 5; comment 4. A balance of representations across object, support and comment. Key issues are:</p> <ul style="list-style-type: none"> Competing demands for development on this key site close to the Station <ol style="list-style-type: none"> The site has seen Significant periods of vacancies over recent years; furthermore the site is currently

		<p>underused with extensive areas of car parking. The site is capable of being redeveloped as a new high quality mixed use scheme.</p> <ul style="list-style-type: none"> . Comprehensive or piecemeal approach <ul style="list-style-type: none"> a. A comprehensive approach is required and this is addressed through the policies for Major Areas of Change . Possible contamination on site <ul style="list-style-type: none"> a. This can be addressed by appropriate remediation and mitigation; it may restrict the type of housing provided iv. Traffic, access and new links into the wider area <ul style="list-style-type: none"> a. The County Council raises no highway objections; and says access should be achievable onto Cherry Hinton Road, which would need to be subject to capacity analysis. b. Any transport and viability study would have to assess the issue of links into the wider area <p>The consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>Originally consulted on 100 dwellings on an employment led development, but following representations received at Issues and Options stage and advice from the Urban Design Team it is proposed to allocated for 550 dwellings with 2ha employment.</p>	

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): R21 (Includes Local Plan 2006 Allocation Site 7.12 (Mixed Use))	
Site name/address: 315 to 349 Mill Road and Brookfields	
Functional area (taken from SA Scoping Report): East Cambridge (Romsey)	
Map	
	
Site description:	
<p>This site on the Mill Road frontage was formerly occupied by Priory Motors and adjoins the former John Lewis warehouse to the west.</p> <p>The site includes Brookfields Hospital and other NHS buildings to the north, including a number of Buildings of Local Interest (BLI's). Houses on Vinery Road border the site to the west. There is a small group of commercial/retail buildings adjacent to the south-west corner. Opposite the site, on the south side of Mill Road, are terraced houses from the end of the nineteenth century. There is a planned mosque and community facilities (granted planning permission 11/1348/FUL) on the eastern side of the site on the site of the former John Lewis warehouse. The plot to the east forms the other part of the Local Plan 2006 allocation (mixed use) – Site 7.12</p>	
Current use (s): Vacant land and community hospital	
Proposed use(s): Residential with up to 1000m2 employment floorspace	
Site size (ha): 2.87ha	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 128	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: Allocated Site	

Relevant planning history:

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

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

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

A development brief was prepared by the Council's Urban Design Team in 2007

Level 1		
Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
<p>Is site within a flood zone?</p> <p><i>The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.</i></p> <p><i>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.</i></p>	<p>R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1</p>	<p>Green: Flood zone 1, lowest risk of fluvial flooding. Flood zone 2 adjacent to northern site edge.</p>
<p>Is site at risk from surface water flooding?</p> <p><i>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</i></p>	<p>R = High risk, A = Medium risk G = Low risk</p>	<p>Green: Minor surface water issues that can be mitigated against through good design</p>

reduce flood risk elsewhere (for example from site run-off).		
Land Use / Green Belt		
Criteria	Performance	Comments
<p>Will allocation make use of previously developed land (PDL)?</p> <p><i>The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.</i></p>	<p>R = Not on PDL A = Partially on PDL G = Entirely on PDL</p>	Green: 100% PDL
<p>Will the allocation lead to loss of land within the Green Belt?</p> <p><i>There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.</i></p>	<p>R = Site is in the Green Belt G = Site is not in the Green Belt</p>	Green: Not in Green Belt
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
<p>Would allocation impact upon a Site of Special Scientific Interest (SSSI)?</p> <p><i>The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.</i></p>	<p>R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts</p>	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage Assets		
Criteria	Performance	Comments
<p>Will allocation impact upon a Scheduled Ancient Monument (SAM)?</p> <p><i>Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest Significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMs, taking account of the proposed development use and distance from the centre of the site to it. Development that</i></p>	<p>R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM</p>	Green: Site is not on or adjacent to a SAM

<p><i>is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1 (most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such buildings with potential for Significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Part B: Deliverability and Viability Criteria</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts A = Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>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</p>	<p>Amber: Entire site in SZ (50% of site in 'Any Structure greater than 10m AGL' and 50% in 'Any Structure greater than 15m AGL')</p>
<p>Is there a suitable access to the site?</p> <p><i>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.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Yes, with mitigation</p>

<p>Would allocation of the site have a Significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p>
<p>Would allocation of the site have a Significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>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</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and would not prejudice development of any strategic sites</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>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.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>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.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Green: Start of construction between 2017 and 2031</p>
<p>Would development of the site require Significant new / upgraded utility</p>	<p>R = Yes, Significant upgrades likely to be required but constraints incapable of</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>

infrastructure?	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 existing or proposed district heating network/community energy networks?	G = Yes A = No	Green: Yes
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Amber: School capacity not sufficient, constraints can be appropriately mitigated. Mitigation: Expansion of capacity at St Philip's or other primary schools in the south of Cambridge Mitigation: Expansion of Coleridge and other City secondary schools limited by site constraints. Regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City.

Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation) <i>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.</i>	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: <ul style="list-style-type: none"> • Site is on brownfield land and part of an existing allocation. • No impact on national heritage assets. • Other constraints could be mitigated.
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Level 2

Accessibility to existing centres and services

Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre

<p>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.</p>		
<p>How far is the site from the nearest District or Local centre?</p> <p>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.</p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site within 400m of Mill Road West District Centre</p>
<p>How far is the nearest health centre or GP service?</p> <p>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.</p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m distance of The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street</p>
<p>Would development lead to a loss of community facilities?</p>	<p>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</p>	<p>Red: Potential loss of community hospital functions</p>
<p>How far is the nearest</p>	<p>R = >3km</p>	<p>Green: Site within 1km of</p>

<p>secondary school?</p> <p><i>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.</i></p>	<p>A = 1-3km G = <1km or non-housing allocation</p>	<p>Coleridge Community College, Radegund Road, CB1 3RJ and St.Bedes Inter-Church School, Birdwood Road, CB1 3TB</p>
<p>How far is the nearest primary school?</p> <p><i>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.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Approximately half of site is within 400m of St Philips School, 2 Vinery Way, CB1 3DR. Approximately 5% of site within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH Other uses - N/A</p>
Accessibility to outdoor facilities 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	<i>The site owner must provide details of how this can be achieved</i>
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-	Green: No obvious constraints that prevent the site providing minimum on-site provision.

	<p>site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>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.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of St Bede's School outdoor sports facilities and Coleridge Community College Playing Fields</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>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.</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: <400m from Romsey Rec/Vinery Road Park</p>
<p>How far is the nearest</p>	<p>R = >400m</p>	<p>Green: Site is within 400m of</p>

<p>accessible natural greenspace of 2ha?</p> <p><i>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</i></p>	<p>G = <400m; or allocation is not housing or employment</p>	<p>nearest area of accessible natural greenspace of 2ha.</p>
<p>Supporting Economic Growth</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>How far is the nearest main employment centre?</p> <p><i>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.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a Significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>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</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment</p>	<p>Green: No loss of employment land or allocation for employment development</p>

<p>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.</p>	<p>land / allocation is for employment development</p>	
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>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.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p> <p>G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site is in Romsey LSOA 8000: 10.3 and Romsey LSOA 7999: 24.29 (within 40% most deprived LSOA)</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>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'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>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.</p>

<p>How far is the site from an existing or proposed train station?</p> <p><i>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.</i></p>	<p>>800m A =400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>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.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>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.</p> <p>A = Poor or medium quality off-road path.</p> <p>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.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Green. There is no provision for cyclists on Mill Rd but good links via Madras Rd to the station and city centre. A zebra crossing of Mill Rd should be considered to assist this.</p>
<p>Air Quality, pollution, contamination and noise</p>		
<p>Criteria</p> <p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>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</i></p>	<p>Performance</p> <p>R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	<p>Comments</p> <p>Amber: <1000m of an AQMA</p>

<p>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.</p> <p><i>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.</i></p>		
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>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.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	<p>Amber: Potential for impact depending upon traffic and car parking.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Amber: Proposed mixed commercial/residential and adjacent to existing commercial properties. Also fronts onto Mill Road therefore traffic noise will have an impact. Noise assessment and mitigation will be required including careful design.</p>
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Green: No adverse effects or capable of full mitigation</p>
<p>Are there potential odour problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable</p>	<p>Green/Amber: Depending on type of commercial units proposed – some commercial uses can be odourous, for</p>

	of adequate mitigation G = No adverse effects or capable of full mitigation	example if to include commercial kitchens then odour mitigation measures will be essential.
Is there possible contamination on the site? <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</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 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: The site has a long history of uses that could give rise to contamination including garage, hospital and cement works. Further contamination assessment is required. Houses with private gardens may not be suitable.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? <i>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.</i>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace
Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? <i>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</i>	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

<p><i>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.</i></p>		
<p>Would development impact upon a Conservation Area?</p> <p><i>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.</i></p>	<p>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</p>	<p>Amber: Site is in Mill Road Conservation Area</p>
<p>Would development impact upon buildings of local interest</p> <p><i>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:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>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.</i></p>	<p>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</p>	<p>Amber: Site takes-in part of a Designated Heritage Asset ie Mill Road Conservation Area including BLIs - the older Brookfields Hospital buildings on and set back from Mill Road itself.</p> <p>Mitigation in terms of the historic environment aspect of the wider site would take the form of retention (& re-use) of the BLIs within the conservation area.</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be</p>	<p>Green: Site of 19th C Cement and Lime Works. No archaeological requirement for this site.</p>

	<p>given</p> <p>A = Known archaeology on site or in vicinity</p> <p>G = No known archaeology on site or in vicinity</p>	
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>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.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation</p> <p>A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation</p> <p>G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>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.</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation.</p> <p>A = No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p> <p>G = Development could deliver Significant new green infrastructure</p>	<p>Amber: No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><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.</i></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation</p> <p>A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>Green: Through provision of new habitats, green spaces, green roofs etc</p>

<p>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.</p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>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.</i></p>	<p>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</p>	<p>Amber: There are many Tree Preservation Orders along the northern and eastern edges of the site.</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Close to District Centre, outdoor sports, health and education facilities • Within 400m of bus services that link the site to the city centre and other areas • The site is within an Air Quality Management Area although it is not likely that there would be net • Potential contamination, former contaminative uses on site. Developable but will require mitigation • Site adjacent to buildings of local interest and

		many protected trees along northern and eastern edges
Overall Conclusion	<p>R = Site with no Significant development potential (Significant constraints and adverse impacts)</p> <p>A = Site with development potential (some constraints or adverse impacts)</p> <p>G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • The site is adjacent to an established residential community, on brownfield land and part of an existing allocation. • Close to District Centre, outdoor sports, health and education facilities • Within 400m of bus services that link the site to the city centre and other areas <p>Cons:</p> <ul style="list-style-type: none"> • The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality • Potential contamination, former contaminative uses on site. Developable but will require mitigation • The site is adjacent to buildings of Local Interest • Potential loss of community facilities
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Original site green, but amended site not assessed; extended site includes LLBs and health facilities to be relocated, which may reduce visibility
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning</p>	Green: Representations: total 16; object 3; support 2; comment 11. The consultation elicited more comments than objections or representation of support.

	objections to the allocation	<p>Key issues are:</p> <ul style="list-style-type: none"> . The priority for open space in the development <ul style="list-style-type: none"> a. This can be addressed through planning and design . The type of housing to be provided <ul style="list-style-type: none"> a. Development for a mix of types and sizes with reference to the Plan and the Affordable Housing SPD ii. The need for good quality development <ul style="list-style-type: none"> a. This can be addressed through planning and design v. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access to Mill Road should be achievable <p>Apart from the issue of open space, the consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
Conclusions for Submission Local Plan	<p>This site has been extended to include Brookfields Hospital site following representations received from the Brookfields site owners. The site area has increased to to 2.87ha, residential capacity has increased to 128 with 100sq.m employment floorspace.</p>	

4. Site Options - Education Provision/Viability Assessment/Landowner Comments/Key Issues

Residential Site Options Within Cambridge

Site Information		
Site reference number(s): R1		
Site name/address: 295 Histon Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comments
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 16; object 7; support 4; comment 5.</p> <p>Key issues are:</p> <ol style="list-style-type: none"> i. Loss of existing sports facilities <ol style="list-style-type: none"> a. Re-provision will be sought in line with policy on the protection of facilities, subject to reviewing need ii. Adverse impacts on amenity of the area <ol style="list-style-type: none"> a. This can be addressed through planning and design iii. Development in keeping with the character of the

		<p>area</p> <ul style="list-style-type: none"> a. This can be addressed through planning and design <ul style="list-style-type: none"> iv. Risk of surface water flooding <ul style="list-style-type: none"> a. This can be addressed through mitigation and remediation; there will be policies in the Plan about flooding and integrated surface water management v. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access should be achievable onto Histon Road <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2</p>	

Site Information		
Site reference number(s): R2		
Site name/address: Willowcroft, 137-143 Histon Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	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	Primary amber; secondary red; overall red due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City.
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period	Amber: Willowcroft: <ul style="list-style-type: none"> • Support residential allocation. • No immediate plans for site to come forward for development. • Site not fully utilized and could locate/consolidate to smaller site before 2031. 149 Histon Road <ul style="list-style-type: none"> • Unlikely to come forward in plan period and should not be allocate
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Representations: total 10; object 2; support 5; comment 3. Key issues are: <ol style="list-style-type: none"> Uncertainty about availability <ol style="list-style-type: none"> Key landowner supports development potentially before 2031 The preferred mix of uses <ol style="list-style-type: none"> Residential is the most appropriate use for this

		<p>site; the mix of types and sizes will be determine by reference to the Plan and the Affordable Housing SPD</p> <p>iii. Ensuring satisfactory access</p> <p>a. The County Council raises no highway objections and says access should be achievable onto Histon Road</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2</p>	

Site Information		
Site reference number(s): R3		
Site name/address: City Football Ground, Milton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Not assessed; subject of planning application, so assumed to be viable
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	<p>Green:</p> <ul style="list-style-type: none"> • Fully support continuing allocation for housing. • Site will be available and suggested problems can be mitigated
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 16; object 8; support 1; comment 7. Objections Significantly outweigh support.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> . Loss of existing sports facilities <ul style="list-style-type: none"> a. Improvements in the area are being addressed; CCFC working on alternative provision in the Cambridge catchment ii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says capacity analysis of site access junctions will be required <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Note site has planning consent for housing.</p>
Conclusions for Submission Local Plan	The site to be allocated as defined in Issues and Options 2. The potential residential capacity has been reduced from 147	

	to 138 to reflect a pending planning permission – 12/1211/FUL
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Site Information		
Site reference number(s): R4		
Site name/address: Henry Giles House, 73-79 Chesterton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 17; object 2; support 8; comment 7. Site enjoys a good measure of support. Key issues are:</p> <ul style="list-style-type: none"> i. Benefits of retaining business use <ul style="list-style-type: none"> a. The site is an existing residential allocation as such the loss of business uses has been accepted previously. The site is capable of making a Significant contribution to meeting residential need and, while occupied currently, the fact that it is set in a residential location means it may not be attractive to business uses once it is vacated. ii. Development in keeping with the character of the area <ul style="list-style-type: none"> a. This can be addressed through planning and

		<p>design</p> <ul style="list-style-type: none"> iii. Reducing flood risk <ul style="list-style-type: none"> a. This can be addressed through mitigation and remediation; there will be policies in the Plan about flooding and integrated surface water management iv. Ensuring satisfactory access and car parking <ul style="list-style-type: none"> a. The County Council raises no highway objections and says vehicular access should be off Carlyle Road, not Chesterton Road say something about car parking standards <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Do we need to say something specific about housing need v student</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R5		
Site name/address: Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 10; object 5; support 3; comment 2</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. Benefits of retaining business use <ul style="list-style-type: none"> a. The assessment concludes the loss of a small amount industrial land to housing is acceptable. Any residential scheme would have to be designed to work with adjacent industrial uses, as the residential use across the road already does. ii. Impacts on amenity of the meadow <ul style="list-style-type: none"> a. This can be addressed through planning and design iii. Need to reduce flood

		<p>risk</p> <ul style="list-style-type: none"> a. This can be addressed through mitigation and remediation; there will be policies in the Plan about flooding and integrated surface water management iv. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says vehicular access onto Ditton Walk should be acceptable <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R7		
Site name/address: The Paddocks, 347 Cherry Hinton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 12; object 6; support 3; comment 3.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> ii. Retention of employment site <ul style="list-style-type: none"> a. The site is an existing residential allocation and as such the loss of business uses has previously been accepted. The site is capable of making a Significant contribution to meeting residential needs. ii. Adverse impacts on amenity of the area <ul style="list-style-type: none"> a. This can be addressed through planning v. Development in keeping with the character of the area <ul style="list-style-type: none"> a. This can be addressed through planning and design

		<ul style="list-style-type: none"> v. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access would need to be reviewed carefully given the constrained location <p>The consultation has raised issues of amenity and design not in the Issues and Options 2 Part 2 report, but these can be dealt with.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R8		
Site name/address: 149 Cherry Hinton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: Supported through SHLAA
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 9; object 5; support 3; comment 1.</p> <p>Key issues are:</p> <p>iv. Loss of existing/mixed use</p> <p>a. The assessment concludes the loss of a small amount industrial land to housing is acceptable; the laundry provides a citywide service and does not depend on meeting an immediate local catchment</p> <p>v. Development in keeping with the character of the area and retention of trees</p> <p>a. This can be addressed through planning and design are trees protected</p> <p>vi. Ensuring satisfactory access and parking</p> <p>b. The County Council</p>

		<p>raises no highway objections and says access to Cherry Hinton Road should be achievable</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been extended to include the telephone exchange on Coleridge Road (SHLAA site CC081). The telephone exchange site is too small to allocate on its own and as it shares a boundary with 149 Cherry Hinton Road it make sense to allocate them together. The site area has increased to 0.76ha and its potential residential capacity has increased from 17 to 33 dwellings.</p>	

Site Information		
Site reference number(s): R9		
Site name/address: Travis Perkins, Devonshire Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = be viable</p> <p>G = Likely to be viable</p>	Not assessed; subject of planning application, so assumed to be viable
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber]: Representations: total 25; object 7; support 10; comment 8. Site enjoys a good measure of support. Key issues are:</p> <ul style="list-style-type: none"> i. Loss of employment land close to station <ul style="list-style-type: none"> a. The site is an existing residential allocation and as such the loss of business uses has previously been accepted. The site is capable of making a Significant contribution to meeting residential needs. ii. Type of housing to be provided <ul style="list-style-type: none"> a. Aim is to provide a mix of housing types and sizes in line with the requirements of the Plan and the Affordable housing SPD ii. Need for open space in the area <ul style="list-style-type: none"> a. Agreed; development should help to meet

		<p>the need and is identified in the Proposals Schedule</p> <ul style="list-style-type: none"> v. Capacity of community infrastructure <ul style="list-style-type: none"> a. School capacity is limited, but primary constraints can be mitigated v. Dealing with traffic and ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections, but says access to this site would need to be considered carefully given constrained location <p>The consultation has raised the issue of open space provision that was not identified as a concern in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R10		
Site name/address: Mill Road Depot and adjoining properties		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall red due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Criteria	Performance	Comments
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	<p>Amber:</p> <ul style="list-style-type: none"> No firm decision has been made on the future of the site, but the Council is not opposed, in principle, to exploring possible future development, including for residential use. Development would depend on successful relocation of the Depot. “As joint owner of one of these garages [Hooper Street], I strongly oppose their demolition”
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>– Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 184; object 150; support 15; comment 19. Objections constitute the overwhelming response. Much of this reaction flows from a fear of the traffic implications, especially traffic being taken through Hooper Street and into the narrow streets of St Matthews (stimulated by the Issues and Options Report saying access should not be from Mill Road) and the loss of garages in Hooper Street,</p>

		<p>in an area where parking is at a premium. These concerns may have generated additional points of objection to reinforce the case against the allocation. The 15 representations of support and 19 of comment are more than for any other site</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. Potentially remote, less sustainable, location of Council Depot <ul style="list-style-type: none"> a. It is not generally used by the public ii. Loss of employment land and uses <ul style="list-style-type: none"> a. The Depot functions rely on a high number of movements by large vehicles. The current site is not ideal for this. The employment would be replaced elsewhere. iii. Lack of green space nearby <ul style="list-style-type: none"> a. The site has potential to help redress the local deficiency iv. Adverse impact on character and amenity of the area <ul style="list-style-type: none"> a. This can be addressed through planning and design v. Adverse impact on heritage assets <ul style="list-style-type: none"> a. This can be addressed through planning and design; and the Library is a Listed Building vi. Adverse impact on community and cultural facilities <ul style="list-style-type: none"> a. This can be addressed through planning to incorporate provision vii. Capacity of community infrastructure <ul style="list-style-type: none"> a. School capacity is limited, primary constraints can be mitigated, but overall a serious concern viii. Concerns over viability <ul style="list-style-type: none"> a. Study shows site has good viability ix. Dealing with traffic and ensuring satisfactory
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		<p>access</p> <p>a. The County Council raises no highway objections, but says this site would be in need of careful review in the of highway access</p> <p>The consultation has not raised substantive issues that were not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R11		
Site name/address: Horizon Resource Centre, 285 Coldham's Lane		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.

Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: Supported through SHLAA
Issues and Options 2 representations	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 11; object 3; support 2; comment 6. The consultation has prompted comment rather than strong objection of comment</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. The suitability of this busy location for housing <ul style="list-style-type: none"> a. This is a sustainable location for housing and design will address the challenges of the location ii. Impacts on nearby green spaces <ul style="list-style-type: none"> a. This can be addressed through planning and design iii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The county Council raises no highway objections, but says vehicular access could

		<p>be difficult to achieve and will need careful consideration</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R12		
Site name/address: Ridgeons, 75 Cromwell Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.

Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: <ul style="list-style-type: none"> Company intends to vacate site and supports development for residential purposes before 2031
Issues and Options 2 representations	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	Amber: Representations: total 32; object 16; support 4; comment 12. The proposal elicited a Significant number of objection and comments Key issues are: <ul style="list-style-type: none"> vi. Loss of existing business/use <ul style="list-style-type: none"> a. The business has approached the Council and informed it that the business intends to relocate to an alternative site. This site is capable of making a Significant contribution to meeting residential need. ii. The form housing should take <ul style="list-style-type: none"> a. This can be addressed

		<p>through planning and design</p> <ul style="list-style-type: none"> ii. The quality of the development and its impact on the area <ul style="list-style-type: none"> a. This can be addressed through planning and design ix. The adequacy of local services and facilities <ul style="list-style-type: none"> a. There are facilities nearby, but education is an issue x. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access should be achievable from Cromwell Road <p>The consultation has raised the issues of the retention of the business use that was not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site boundary has changed because of a drafting error in the Issues and Options 2 document, the site area stays the same. Following consultation with the Urban Design Team the capacity of the site has been increased from 120 dwellings to 245 dwellings to reflect achievable site densities.</p>	

Site Information		
Site reference number(s): R13		
Site name/address: 78 & 80 Fulbourn Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Primary green; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Primary can be absorbed in catchment capacity.
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period	Amber: No comment
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Representations: total 11; object 5; support 3; comment 2. Key issues are: i. Flood risk a. This can be addressed through mitigation and remediation; there will be policies in the Plan about flooding and integrated surface water management ii. Ensuring satisfactory access a. The County Council raises no highway objections and observes that the site has no direct access to the highway ii. Relationship with GB3 & GB4 a. GB3 & GB4 allocated for business use; satisfactory relationship can be achieved by planning and design The consultation has raised no issues not identified in

		<p>the Issues and Options 2 Part 2 report. Impact on neighbouring properties can be dealt with through planning and design. Address issue of relationship with GB3 & GB4</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has not been allocated as it is below 0.5ha and therefore too small. There was a drafting error when calculating the site area at SHLAA and Issues and Options Stage.</p>	

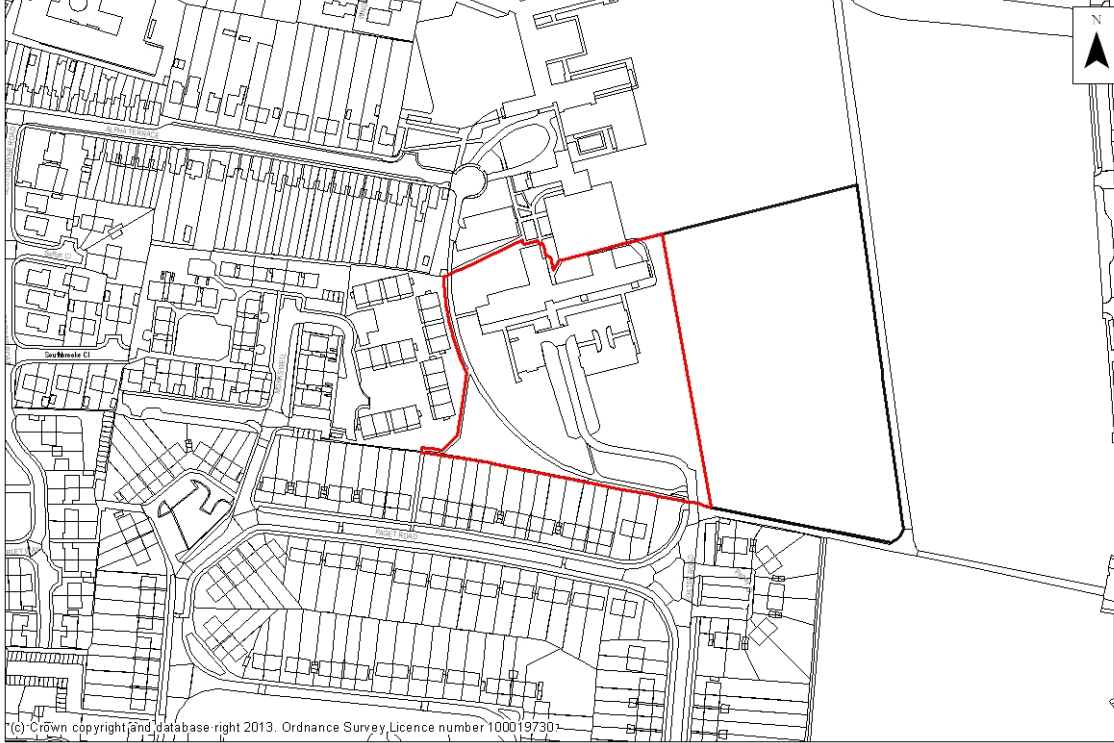
Site Information		
Site reference number(s): R14		
Site name/address: BT Telephone Exchange and Car Park, Long Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for secondary at new Trumpington Secondary School.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No significant planning objections to the allocation</p>	<p>Green: Representations: total 10; object 2; support 7; comment 1. The proposal elicited a significant support and little objection.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. The form housing should take <ul style="list-style-type: none"> a. This can be addressed through planning and design ii. The quality of the development and its impact on the area <ul style="list-style-type: none"> a. This can be addressed through planning and design iii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access should be achievable from Long Road <p>The consultation has raised no issues not identified in the Issues and Options 2</p>

		Part 2 report.
Conclusions for Submission Local Plan	The site to be allocated as defined in Issues and Options 2.	

Site Information		
Site reference number(s): R15 (This has been incorporated into R24c in the Draft Local Plan)		
Site name/address: Glebe Farm, Addenbrooke's Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary and secondary by use of capacity at new southern fringe schools.
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site = Site likely to be available in plan period	Green: Green: Supported through SHLAA. To be sustainable such development must be accompanied by supporting associated infrastructure, the long recognised need for a HWRC remains unmet.
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No significant planning objections to the allocation	Green: Representations: total 17; object 4; support 8; comment 5. Support and comments significantly outnumber objections. Key issues are: <ul style="list-style-type: none"> . Integration with existing and proposed development <ul style="list-style-type: none"> a. This can be addressed through planning and design . The ongoing search for a Household Recycling Centre <ul style="list-style-type: none"> a. This has already been discussed at length and this is not considered to be suitable site . Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access is preferable

		<p>through the current development site rather than onto Addenbrooke's Road</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Need to coordinate with Southern Fringe Policy</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2. Issues and Options R15 incorporated into R24c</p>	

Boundary Redrawn on R16 as shown below

Site Information
Site reference number(s): R16 (SHLAA Site CC905)
Site name/address: Cambridge Professional Development Centre Paget Road Trumpington
Functional area (taken from SA Scoping Report): South Cambridge (Trumpington)
Map

Site description: Old school site, now used as training centre. Made up of old school building, associated car parking. Green space (old playing fields) located directly to the east. Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.
Current use: In use as a professional County Council training centre
Proposed use(s): Residential
Site size (ha): 1.49
Assumed net developable area: Constrained
Assumed residential density: -
Potential residential capacity: 67
Site owner/promoter: Owner known
Landowner has agreed to promote site for development? Yes. Put forward by landowner in SHLAA Call for Sites
Site origin: SHLAA Call for Sites
Relevant planning history: No relevant planning history
Level 1
Part B: Deliverability and Viability Criteria

Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary and secondary by use of capacity at new southern fringe schools.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: Supported through SHLAA
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No significant planning objections to the allocation</p>	<p>Green: Representations: total 22; object 14; support 3; comment 5. Objections significantly outnumber support and comments. Key issues are:</p> <ul style="list-style-type: none"> i. The loss of open space, which is needed by the community <ul style="list-style-type: none"> a. Revised site allocation protects the playing field ii. The option of only developing the existing buildings and car park <ul style="list-style-type: none"> a. This option is being taken forward ii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access should be achievable via Foster Road <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Need to coordinate with Southern Fringe Policy</p>
Conclusions for Submission Local Plan	Site boundary has been redrawn to exclude the school playing fields. The site area has been reduced to 1.49ha and the potential residential capacity has increased to 67 to reflect achievable densities.	

Site Information		
Site reference number(s): R17		
Site name/address: Mount Pleasant House, Mount Pleasant		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: Supported through SHLAA
Issues and Options 2 representations	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed</p> <p>G – No significant planning objections to the allocation</p>	<p>Amber: Representations: total 16; object 4; support 5; comment 7.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. The loss commercial building in central location <ul style="list-style-type: none"> a. The site is capable of making a significant contribution to meeting residential need and, while occupied currently, the fact that it is adjacent to residential/collegiate properties means that residential development will be attractive. ii. Need for careful design in sensitive location <ul style="list-style-type: none"> a. This can be addressed through planning and design iii. Flood risk <ul style="list-style-type: none"> a. This can be addressed through mitigation and remediation

		<p>iv. Ensuring satisfactory access</p> <p>a. The County Council raises no highway objections and says access should be achieved of the A1134 Mount Pleasant</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information		
Site reference number(s): R18		
Site name/address: 21-29 Barton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Primary amber; secondary red; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site = Site likely to be available in plan period	Green: Supported through SHLAA
Issues and Options 2 representations	– Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No significant planning objections to the allocation	Red: Representations: total 16; object 8; support 4; comment 4. Key issues are: <ul style="list-style-type: none"> . The loss existing buildings, trees and garden at front of site <ul style="list-style-type: none"> a. The group of buildings does contribute positively to the Conservation Area and English Heritage has made major representation to this effect. There is an opportunity for refurbishment and renewal. . Need for careful design in sensitive location <ul style="list-style-type: none"> a. This can be addressed through planning and design, however, it is by no means certain that a sufficiently sensitive scheme will be realised . Ensuring satisfactory access

		<p>a. The County Council raises no highway objections and says access onto Barton Road should be achievable</p> <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been removed because of conservation issues.</p>	

Site Information		
Site reference number(s): R19		
Site name/address: 64-68 Newmarket Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	Green: <ul style="list-style-type: none"> Support development for residential purposes before 2031. Actively promoting development and draft proposals with Council.
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No significant planning objections to the allocation</p>	<p>Green: Representations: total 11; object 4; support 4; comment 3.</p> <p>Key issues are:</p> <ol style="list-style-type: none"> The opportunities for a mixed use scheme <ol style="list-style-type: none"> Agreed; opportunities for other ground floor uses and potentially on other levels Ensuring satisfactory access <ol style="list-style-type: none"> The County Council raises no highway objections, but requires minimal impact on the Ring road and says access should be off Sun Street or Severn Place <p>Aside from the option of mixed use, the consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Need to address the issue of the need for housing v the need for student accommodation</p>

**Conclusions for
Submission Local Plan**

This site will not be allocated as it is below 0.5ha and therefore too small. There was a drafting error when calculating the site area at SHLAA and Issues and Options Stage.

Site Information		
Site reference number(s): R20		
Site name/address: Abbey Football Stadium		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber due to numbers. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	<p>Amber:</p> <ul style="list-style-type: none"> The land shaded is owned by the City Council and subject to a long lease for use as a football stand (or similar uses). Inclusion of this area in any proposed scheme is therefore subject to discussions with the City Council, which we intend to initiate in due course
Issues and Options 2 representations	<p>– Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No significant planning objections to the allocation</p>	<p>Red: Representations: total 45; object 34; support 1; comment 10. The consultation elicited a large number of objections. Many of these were concerned with the impact on the allotments; and there were significant concerns about the relocation of the stadium</p> <p>Key issues are:</p> <ol style="list-style-type: none"> The successful reallocation of the stadium onto an acceptable site <ol style="list-style-type: none"> The stadium meets a clear and important

		<p>need and no satisfactory alternative location has been found</p> <ul style="list-style-type: none"> ii. The impact on allotments, including the restoration of those previously taken <ul style="list-style-type: none"> a. Importance agreed and will be taken into account in future discussions on the future of the stadium ii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections, but says the existing junction at Newmarket Road/Ditton Walk should be reviewed and the need for improvements taken into consideration <p>The consultation report raised the option of development on the allotment land to the south, but did not address this in the pros and cons. Otherwise the consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. However, in the absence of finding an acceptable site for a replacement stadium this allocation is withdrawn.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been removed because of the failure to find an alternative location for this important facility.</p>	

Site Information		
Site reference number(s): M4		
Site name/address: Police Station, Parkside		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No Comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 14; object 6; support 2; comment 6. More representations of objection than support</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. The mix of uses and the desirability of development for a hotel <ul style="list-style-type: none"> a. Consideration of the hotel study and existing proposals suggests a residential only allocation is more appropriate ii. Design suitable to the sensitive location <ul style="list-style-type: none"> a. This can be addressed through planning and design iii. The relocation of the Police Station <ul style="list-style-type: none"> a. Police would prefer Southern HQ building with good access to main road network; some City centre presence to be maintained v. Traffic and access

		<p>a. The County Council raises no highway objections; says there is a need to discuss a transport strategy; and notes access from Warkworth Street or Parkside should be achievable</p> <p>With the exception of the relocation of the Police Station, the consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>Originally consulted for mixed use (residential & hotel), but review, including consideration of the hotel study suggests a residential only allocation is more appropriate.</p>	

Site Information		
Site reference number(s): R22		
Site name/address: Land north Teversham Drift		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	<p>Amber. School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>Possible mitigations: Primary: This level of development would require an additional 1 form of entry of provision. Secondary: Expansion of Netherhall and other City secondary schools limited by site constraints.</p> <p>Regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City.</p>
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: Site not assessed, assume as for GB3. The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	Green: Not consulted on, in AAP
Conclusions for Submission Local Plan	New site – previously allocated through the Cambridge East AAP	

Site Information		
Site reference number(s): R23		
Site name/address: Land north Coldham's Lane		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary peobably not needed.
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Green: Site not assessed, assume as for GB3. The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	R = Site unlikely to be available A = No immeadiate plans to release site G = Site likely to be available in plan period	Amber: no comment
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Not consulted on, in AAP
Conclusions for Submission Local Plan	New site – previously allocated through the Cambridge East AAP	

Residential Moorings Site Options Within Cambridge

Site Information		
Site reference number(s): RM1		
Site name/address: Fen Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Amber: No comments from County; some resident children possible
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	<p>Green:</p> <ul style="list-style-type: none"> • Support development as a marina. • Facilities for boaters and residential and leisure moorings. • Development before or after 2031.
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 10; object 3; support 3; comment 2.</p> <p>Key issues are:</p> <ol style="list-style-type: none"> Strategic location in relation to river <ol style="list-style-type: none"> The location is appropriate in relation to the wider reaches of the river, including reducing congestion and conflicts in the most heavily used stretches. Relationship to South Cambs site <ol style="list-style-type: none"> Site is same ownership give an opportunity for an integrated approach Impact on river use <ol style="list-style-type: none"> Off river moorings would help to reduce congestion and conflict and has the potential to assist in managing on-river mooring in the closer in to the City Traffic and access <ol style="list-style-type: none"> The County Council

		<p>has raised no objections on access issues</p> <p>The consultation has raised two issues not identified in the Issues and Options 2 Part 2 report: potential adverse impacts on the river; and the need to coordinate with South Cambs</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

University Site Options Within Cambridge

Site Information		
Site reference number(s): U1		
Site name/address: Old Press/Mill Lane		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Amber: No comments from County; some resident children possible if Significant residential component
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	<p>Green:</p> <ul style="list-style-type: none"> University supports with proposals to come forward in 2014
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 19; object 1; support 8; comment 10. Good support and positive comments for this proposal.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> i. Need for development to take advantage of opportunities offered by the site and respect the heritage environment <ul style="list-style-type: none"> a. This can be addressed through planning and design i. Potential for mixed use <ul style="list-style-type: none"> a. This can be addressed through planning and design i. Traffic and access, especially at Trumpington Street junctions <ul style="list-style-type: none"> a. This can be addressed through planning and an appropriate transport strategy <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report. Mention that the allocation is carried forward from the existing Local Plan & the Old Press</p>

		Mill Lane SPD sets out key principles for the redevelopment of the area.
Conclusions for Submission Local Plan	The site to be allocated as defined in Issues and Options 2.	

Site Information		
Site reference number(s): U2		
Site name/address: New Museums		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Green: No comment from County; no residential component
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Amber: Not assessed
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site = Site likely to be available in plan period	Green: <ul style="list-style-type: none"> The University supports the inclusion of policy and proposals in the revised Local plan for development at the New Museums Site.
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Representations: total 15; object 1; support 5; comment 8. Good support and positive comments for this proposal. Key issues are: <ol style="list-style-type: none"> i. Need for development to take advantage of opportunities offered by the site and respect the heritage environment <ol style="list-style-type: none"> a. This can be addressed through planning and design ii. The future of the Corn Exchange <ol style="list-style-type: none"> a. There are no plans to change the Corn Exchange ii. Wider access to the site and cycle parking <ol style="list-style-type: none"> b. This can be addressed through planning and design With the exception of the future of the Corn Exchange, the consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.
Conclusions for Submission Local Plan	The site to be allocated as defined in Issues and Options 2.	

Mixed Use Site Options Within Cambridge

Site Information		
Site reference number(s): M1		
Site name/address: 379-381 Milton Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in north of City
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No Comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>– Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 9; object 3; support 3; comment 3. A balance of representations across object, support and comment.</p> <p>Key issues are:</p> <ol style="list-style-type: none"> i. Suitability of site for residential component <ol style="list-style-type: none"> a. Adjacent to residential area and is capable of taking mixed use ii. Traffic and access <ol style="list-style-type: none"> a. County Council raises no objections, wishes so see a transport strategy and says access onto Milton Road should be achievable <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
Conclusions for Submission Local Plan	Originally consulted on 40 dwellings and 1.95ha employment but have reworked after consulting with Urban Design Team. Now 95 dwellings and 0.5ha employment	

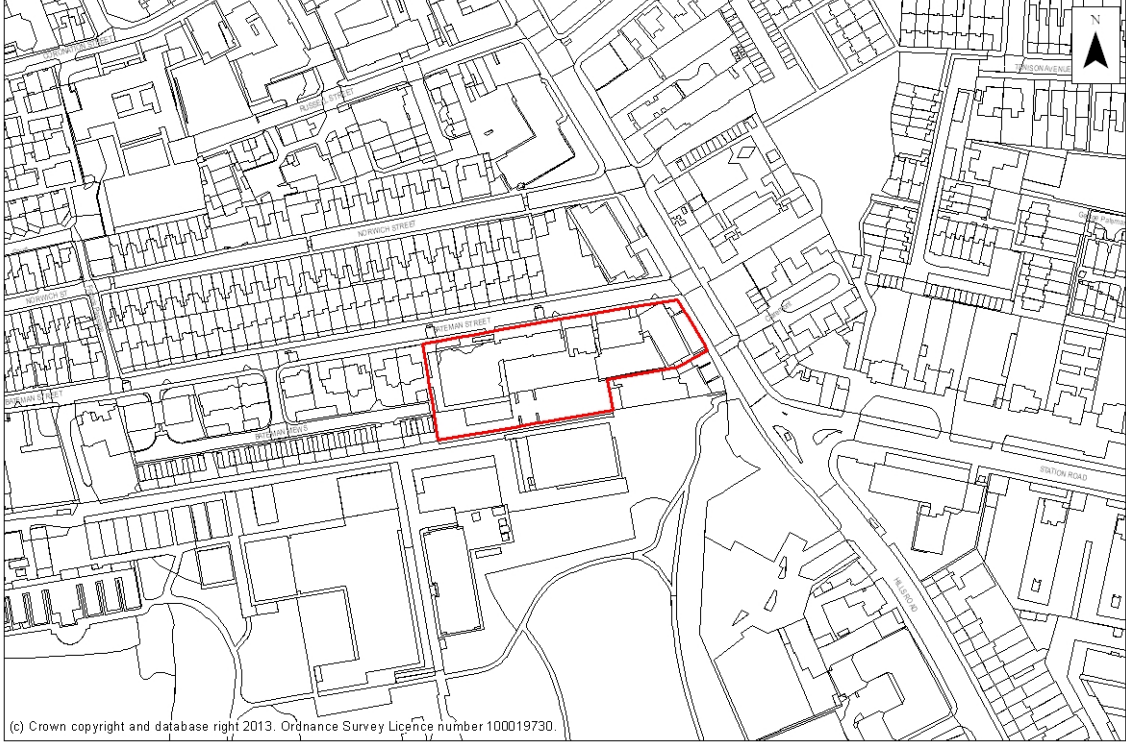
Site Information		
Site reference number(s): M2		
Site name/address: Clifton Road Industrial Estate		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	<p>Amber: School capacity not sufficient, constraints can be appropriately mitigated.</p> <p>Mitigation: Expansion of capacity at Ridgefield or other primary schools in the south of Cambridge.</p> <p>Mitigation: Expansion of Coleridge and other City secondary schools limited by site constraints.</p> <p>Regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City</p>
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	<p>Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.</p>
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	<p>Amber:</p> <ul style="list-style-type: none"> Royal Mail objects to the current allocation. No objection to identification of the site as part of proposed redevelopment provided the Mail centre is located elsewhere with costs met from the disposal of the site. Turnstone Estates has no objection to the allocation, but development should support Cambridge Leisure Park. City Council supports in principle potential mixed

		<p>use development.</p> <ul style="list-style-type: none"> Remove designation as protected industrial site from Clifton Road industrial estate – opportunity for City centre mixed use residential and commercial development. (Confirm USS owned)
<p>Issues and Options 2 representations</p>	<p>R – Major planning objections to the allocation – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 14; object 5; support 5; comment 4. A balance of representations across object, support and comment.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> Competing demands for development on this key site close to the Station <ul style="list-style-type: none"> The site has seen Significant periods of vacancies over recent years; furthermore the site is currently underused with extensive areas of car parking. The site is capable of being redeveloped as a new high quality mixed use scheme. Comprehensive or piecemeal approach <ul style="list-style-type: none"> A comprehensive approach is required and this is addressed through the policies for Major Areas of Change Possible contamination on site <ul style="list-style-type: none"> This can be addressed by appropriate remediation and mitigation; it may restrict the type of housing provided Traffic, access and new links into the wider area <ul style="list-style-type: none"> The County Council raises no highway objections; and says access should be achievable onto Cherry Hinton Road, which would need to be subject to capacity analysis. Any transport and

		<p>viability study would have to assess the issue of links into the wider area</p> <p>The consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>Originally consulted on 100 dwellings on an employment led development, but following representations received at Issues and Options stage and advice from the Urban Design Team it is proposed to allocated for 550 dwellings with 2ha employment. The area of the site has increased from 7.7 to 9.3ha</p>	

Site Information		
Site reference number(s): M3		
Site name/address: Michael Young Centre, Purbeck Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site = Site likely to be available in plan period	Green: <ul style="list-style-type: none"> Purbeck Road is a private road owned by Hills Road Sixth Form College and is busy with students at some times of day. Reinforces the access concern. Homerton College owns the site and supports the allocation for mixed use development. It believes the site can be delivered from a technical viewpoint. Current designation of the site under Policy 7/3 is not reflective of the current situation on the ground and overall planning permission on the site.
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Representations: total 9; object 3; support 4; comment 2. Key issues are: <ul style="list-style-type: none"> Competing demands for development and retention for light industry <ol style="list-style-type: none"> The site currently has relatively little industrial use on it, it is also currently underused. The site is capable of

		<p>being redeveloped as a new mixed use scheme.</p> <ul style="list-style-type: none"> . Traffic and access <ul style="list-style-type: none"> a. The County Council raises no highway objections; says there is a need to discuss a transport strategy; and notes access should be from Purbeck Road, which is a private road <p>The consultation notes some errors in the assessment and flags up the issue of Purbeck road being a private road. Otherwise it has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2.</p>	

Site Information	
Site reference number(s): M5 (SHLAA Site – CC872)	
Site name/address: 82-90 Hills Road and 57-63 Bateman Street	
Functional area (taken from SA Scoping Report): City Centre (Trumpington)	
Map	
	
Site description:	
This site comprises a row of mixed-use buildings, bounded by Hills Road on the east, Bateman Street to the north and Bateman Mews to the south. The University Botanic Gardens share a common boundary with the site along its southern edge. The site has potential for mixed use including residential on part.	
Current use: Offices, Bank and Language School	
Proposed use(s): Mixed Use	
Site size (ha): 0.5	
Assumed net developable area:	
Assumed residential density: 34dph	
Potential residential capacity: 20	
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	

Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary green; secondary green; overall green. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. No impact on education if no dwellings are proposed.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: complex ownership and lease issues
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 9; object 3; support 3; comment 3. There is an even balance of object, support and comment responses.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> . Design suitable to the sensitive location <ul style="list-style-type: none"> a. This can be addressed through planning and design . Potential flood risk <ul style="list-style-type: none"> a. This can be addressed through mitigation and remediation; there will be policies in the Plan about flooding and integrated surface water management . Traffic and access <ul style="list-style-type: none"> a. The County Council raises no highway objections; says there is a need to discuss a transport strategy; and notes access should be achieved onto Bateman Street, although there are constraints that need further consideration

		<p>The consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report. Need to coordinate with Station Area West policy and Hills Road Policy. Air quality issues can be addressed through mitigation & remediation, Policy in the Local Plan will ensure no deterioration of air quality from new development.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2, but with boundary redrawn to reflect current refurbishment at 90 Hills Road.</p>	

<p>Site Information</p>	
<p>Site reference number(s): R6</p>	

Site name/address: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Ciommunity Centre and Meadowlands, Newmarket Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City.
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>– Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 11; object 6; support 2; comment 3. Objections Significantly outweigh support.</p> <p>Key issues are:</p> <ol style="list-style-type: none"> i. Competing demand for use as community facility hub <ol style="list-style-type: none"> a. The County Council has plans for a sizable community hub on the site of the current community centre and Christ the Redeemer Church. This will impact on housing numbers and this may be better as a mixed use allocation. The Clay farm community centre might be model. ii. Loss of recreation spaces <ol style="list-style-type: none"> a. Re-provision will be sought in line with policy on the protection of facilities, subject to reviewing need

		<ul style="list-style-type: none"> iii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says vehicular access onto Barnwell Road or Peverel Road should be achievable <p>The consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>The site to be allocated as defined in Issues and Options 2. Originally consulted on for residential, now mixed use, same numbers</p>	

<p>Site Information</p>	
<p>Site reference number(s): R21</p>	

Site name/address: 315-349 Mill Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Primary amber; secondary amber; overall amber. School sites in Cambridge are largely constrained, and without Significant investment to replace existing buildings provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of City
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Original site green, but amended site not assessed; extended site includes LLBs and health facilities to be relocated, which may reduce visibility
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 16; object 3; support 2; comment 11. The consultation elicited more comments than objections or representation of support. Key issues are:</p> <ul style="list-style-type: none"> i. The priority for open space in the development <ul style="list-style-type: none"> a. This can be addressed through planning and design i. The type of housing to be provided <ul style="list-style-type: none"> a. Development for a mix of types and sizes with reference to the Plan and the Affordable Housing SPD ii. The need for good quality development <ul style="list-style-type: none"> a. This can be addressed through planning and design ii. Ensuring satisfactory access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access to Mill Road should be achievable

		Apart from the issue of open space, the consultation has raised no issues not identified in the Issues and Options 2 Part 2 report.
Conclusions for Submission Local Plan	This site has been extended to include Brookfields Hospital site following representations received from the Brookfields site owners. The site area has increased to to 2.87ha, residential capacity has increased to 128 with 100sq.m employment floorspace.	

Employment Site Options Within Cambridge

Site Information		
Site reference number(s): E1		
Site name/address: Orwell House, Orwell Furlong		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Green: non residential; preschool childcare to be taken into account
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site = Site likely to be available in plan period</p>	<p>Green:</p> <ul style="list-style-type: none"> Property Services at Cambridge City Council supports the proposed allocation as a high quality employment site. Will be part of overall proposals for Northern Fringe East
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 12; object 2; support 6; comment 4. There is Significantly more support and comment than objection.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> Need to be part of planning for Northern Fringe East <ul style="list-style-type: none"> a. Agreed the site will be covered by a policy looking at the long term, comprehensive redevelopment of the area The inclusion of alternative uses <ul style="list-style-type: none"> a. The inclusion of alternative uses, including residential, is not likely in the short term while the WWTW continues to emit odour. Other uses may be considered. Potential adverse impact of proximity to WWTW <ul style="list-style-type: none"> a. Can be dealt with

		<p>through planning and design for appropriate mitigation</p> <p>iv. Traffic and access</p> <p>a. The County Council raises no highway objections and says access to Cowley road should be achievable</p> <p>Apart from the issue of alternative uses, the consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been removed, it will be dealt with in the Cambridge Northern Fringe AAP</p>	

Site Information		
Site reference number(s): E2		
Site name/address: St John's Innovation Park		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Green: non residential; preschool childcare to be taken into account
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 14; object 2; support 7; comment 5. There is Significantly more support and comment than objection.</p> <p>Key issues are:</p> <ul style="list-style-type: none"> . Need to be part of planning for Northern Fringe East <ul style="list-style-type: none"> a. Agreed the site will be covered by a policy looking at the long term, comprehensive redevelopment of the area . The need for this site to be redeveloped <ul style="list-style-type: none"> a. There may be potential for new buildings in the short term, over a longer period some buildings may be redeveloped . Potential adverse impact of proximity to WWTW <ul style="list-style-type: none"> a. A long term strategy for the area will be developed that allows for, in the short term, the continued operation of the WWTW, but allows for potential changes to be considered in the long

		<p>term. In the short term odour impacts can be dealt with through planning and design and appropriate mitigation measures</p> <p>iv. Traffic and access</p> <p>a. The County Council raises no highway objections</p> <p>Apart from the issue of whether the site needs to be redeveloped, the consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been removed, it will be dealt with in the Cambridge Northern Fringe AAP</p>	

Site Information		
Site reference number(s): E3		
Site name/address: Merlin Place		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
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	Green: non residential; preschool childcare to be taken into account
Level 2		
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Amber: Not assessed
Landowner comments	R = Site unlikely to be available A = No immediate plans to release site G = Site likely to be available in plan period	Amber: No comment
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Representations: total 8; object 2; support 4; comment 2. There are more support and comment representations than objection. Key issues are: <ul style="list-style-type: none"> . Need to be part of planning for Northern Fringe East <ul style="list-style-type: none"> Agreed the site will be covered by a policy looking at the long term, comprehensive redevelopment of the area . The relocation of the WWTW <ul style="list-style-type: none"> a. A long term strategy for the area will be developed that allows for, in the short term, the continued operation of the WWTW, but allows for potential changes to be considered in the long term. . Potential adverse impact of proximity to WWTW <ul style="list-style-type: none"> a. Can be dealt with through planning and design for appropriate mitigation iv. Traffic and access

		<p>a. The County Council raises no highway objections</p> <p>The consultation has raised no fundamental issues not identified in the Issues and Options 2 Part 2 report.</p>
<p>Conclusions for Submission Local Plan</p>	<p>This site has been removed, it will be dealt with in the Cambridge Northern Fringe AAP</p>	

Site Information	
Site reference number(s): E4 (Employment Land Review Site 126)	
Site name/address: Church End Industrial Estate	
Functional area (taken from SA Scoping Report): South Cambridge (Cherry Hinton)	
Map	
Site description: Mixed industrial use site with some offices, housing a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldhams Lane to the west. Southeast of the site is a residential area.	
Current use (s): Mixed use industrial site	
Proposed use(s): Employment	
Site size (ha): 5.77ha Assumed net developable area:	
Assumed residential density: N/A	
Potential residential capacity: N/A	
Existing Gross Floorspace:	
Proposed Gross Floorspace:	
Site owner/promoter:	
Landowner has agreed to promote site for development?	
Site origin: Employment Land Review	
Relevant planning history: The far south eastern section of the site had a reserved matters application giving permission for design, scale and layout of 40 residential units, detailed landscaping scheme and revised access arrangements, following outline planning permission for residential development, Ref: 06/0063/OUT in August 2009.	

Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Green: non residential; preschool childcare to be taken into account
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>A – Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Green: Representations: total 10; object 5; support 3; comment 2. Objections outnumber support. Key issues are:</p> <ul style="list-style-type: none"> v. Adverse impact of operations in the area, which is already a problem <ul style="list-style-type: none"> a. Redevelopment can provide an opportunity to introduce modern buildings that have less impact on nearby residences i. Need to consider community facilities <ul style="list-style-type: none"> a. Not appropriate within the employment allocation; needs may be addresses with other potential developments in the area ii. Traffic and access <ul style="list-style-type: none"> a. The County Council raises no highway objections and says access off Rosemary Lane and Church Lane should be achievable <p>The consultation has raised issues about the existing and future operations in the area and the need for community facilities. Other</p>

		issues were identified in the Issues and Options 2 Part 2 report.
Conclusions for Submission Local Plan	Allocated, but Boundary has been redrawn to remove a residential planning permission.	

Site Information		
Site reference number(s): E5		
Site name/address: 1 & 7-11 Hills Road		
Level 1		
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	Green: non residential; preschool childcare to be taken into account
Level 2		
Viability feedback (from consultants)	<p>R = Unlikely to be viable,</p> <p>A = May be viable</p> <p>G = Likely to be viable</p>	Amber: Not assessed
Landowner comments	<p>R = Site unlikely to be available</p> <p>A = No immediate plans to release site</p> <p>G = Site likely to be available in plan period</p>	Amber: No comment
Issues and Options 2 representations	<p>R – Major planning objections to the allocation</p> <p>– Significant planning concerns expressed, but can be addressed</p> <p>G – No Significant planning objections to the allocation</p>	<p>Amber: Representations: total 10; object 2; support 4; comment 4. Support and comments outnumber objections.</p> <p>Key issues are:</p> <p>Good design and conservation at important site</p> <p>a. This can be addressed through planning and design</p> <p>. Traffic and access</p> <p>a. The County Council raises no overriding highway objections, but needs to discuss the transport strategy and assessment and require minimal impact on the Ring Road and Hills Road/Lensfield Road Junction.</p> <p>Junction improvements have been proposed</p> <p>The consultation raised the Significant traffic and access issues in addition to the matters identified in the Issues and Options 2 Part 2 report.</p>
Conclusions for Submission Local Plan	The site to be allocated as defined in Issues and Options 2.	

Appendix 1

Viability Assessment

Composite Assessment and Comments for Cambridge Site Options Schedule¹

Individual Site Viability assessment combinations ²	Notional Score ³	Number of sites	Composite Score	Number of sites	Proposed text for schedule
GGG	9	16	Green	22	Green: The viability study shows that the site has strong viability across base, high and low value scenarios.
GGA	8	5			Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.
GGR	7	1			Green: The viability study shows that the site has strong viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less strongly overall but, in view of the overall strength of the local market, a green rating is justified.
GAA	7	2	Amber	11	Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking ⁴
GAR	6	6			Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.

¹ Based on composite table consultants' final report May 2013

² Sites assessed against base, high and low value scenarios. Rated green (G), amber (A) and red (R) to indicate viability. Sites not assessed given an amber rating.

³ G=3; A=2; R=1

⁴ Case for elevating this to green?

Individual Site Viability assessment combinations ²	Notional Score ³	Number of sites	Composite Score	Number of sites	Proposed text for schedule
AAA	6	0			Amber: The viability study shows that the site has medium viability across base, high and low value scenarios.
AAR	5	3			Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified.
GRR	5	1	Red	6	Red: The viability study show that the site has poor viability in low and base value scenario. The high viability under the high scenario does not justify an overall amber score ⁵ .
ARR	4	1			Red: The site has low viability in base and low value scenarios and achieves only medium viability under even the best conditions. It justifies a red ranking
RRR	3	4			Red: The viability study shows that the site has low viability across base, high and low value scenarios.

Notes

1. The composite scores are based on three underlying assumptions:
 - i. that over the plan period the local economy will remain relatively strong because of its inherent advantages, e.g. high growth sector business activity, good environment and proximity to London;
 - ii. there is an expectation that over the longer term of the plan period the national economy will recover, albeit slowly; and
 - iii. the overall amount of land coming forward for development in the City will continue to be constrained by the Green Belt and other environmental and capacity factors.

2. On the basis of these assumptions viability is expected to be strong, hence:
 - i. sites with two G scores should score G overall;
 - ii. sites with a strong A and G score should score A overall, even where the low value scenario shows R; and
 - iii. sites with two or more R scores score R overall.

⁵ Case for elevating this to amber?

3. Fifty-six percent of sites are green; 28% are amber; and 15% are red. This is consistent with intuitive expectations